



**alpine-property**

Alpine Property SAS au capital de 3 450 € - RCS Thonon les Bains 508 578 556 - siège: 153 chemin du Chargeau, 74110 Morzine, France - Titulaire de la Carte Professionnelle n° CPI 7401 2016 000 017 391 délivrée par la CCI de la Haute Savoie

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## Appt. Alpaga, C002

**Les Carroz d`Araches, Flaine & Les Carroz, Grand Massif**

**539 000 €uros**



## Contact

Contact **Maxime Bruneau** about this property.

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# Key Features

<b>Price</b>	539 000 €uros
<b>Status</b>	UNDER CONTRACT
<b>Last updated</b>	24/11/2025
<b>Area</b>	Grand Massif
<b>Location</b>	Flaine & Les Carroz
<b>Village</b>	Les Carroz d'Araches
<b>Bedrooms</b>	3
<b>Bathrooms</b>	2
<b>Floor area</b>	86 m <sup>2</sup>
<b>Land area</b>	99 m <sup>2</sup>
<b>Ski access</b>	Ski bus
<b>Nearest skiing</b>	1 km
<b>Nearest shops</b>	300 m
<b>Garden</b>	Yes
<b>Garage</b>	Single
<b>Drainage</b>	Mains drains
<b>Annual charges</b>	1560.00 €uros
<b>Number of lots</b>	29
<b>Procédure en cours</b>	No
<b>Energy efficiency rating</b>	TBC
<b>CO2 emissions</b>	TBC
<b>Agency fees</b>	Paid by the seller

## Property Description

Welcome to Alpaga, located at the entrance of Les Carroz in the Lays area. The village centre is accessible on foot in 15 minutes, and a small supermarket is just 5 minutes away.

This complex comprises 3 chalet-type buildings, with A and B already delivered and C currently being marketed.

With its mountain spirit, Alpaga meets the highest standards of energy efficiency and comfort, particularly complying with the RT2012 standard and acoustic regulations.

Building C is on a basement and consists of 13 apartments spread over 3 floors.

Regarding the apartments, large windows have been planned to allow maximum light entry.

The entrance, hallway, storage room, and bedrooms will be equipped with laminate flooring. The bathroom and WC will have ceramic stoneware tiles sized 60x60cm.

The kitchen will be equipped with Bosch appliances, including a combined refrigerator and freezer, dishwasher, oven, recycling extractor hood, and a 4-burner induction hob.

Here are some additional features: wooden exterior joinery with aluminum roller shutters, wooden interior doors, suspended toilet, videophone, elevator, and a communal bicycle storage room.

Finally, each apartment will have underfloor heating with its own condensing gas boiler and will have a private underground parking space, a cave, and a ski locker.

Apartment C002 is a spacious T4 of 85.96 sqm located on the ground floor.

It consists of an entrance with a cupboard and a corridor leading to a bedroom with a shower room, two other

bedrooms, a bathroom, a separate toilet, and a generous living room of 33 sqm with an equipped kitchen. The 20 sqm terrace facing south and the vast garden of 98 sqm are accessible from the living room.

All necessary guarantees are in place to protect your investment.

As it is a new construction, Notary fees are reduced (2.5%).

The property is covered by the copropriété rules.























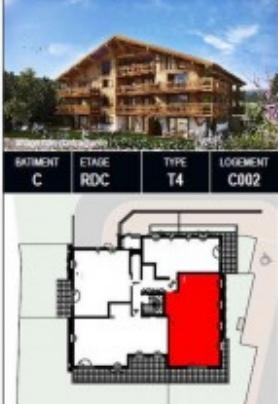


Les éléments d'équipement sont donnés à titre indicatif (lave-linge, etc.) et ne sont pas fournis. Les cotés, les surfaces ainsi que la position des éléments techniques sont données sous réserve des imprévus de la construction et des tolérances d'exécution. Note: les surfaces des rangements sont comprises dans les surfaces des pièces correspondantes.



ALPAGA  
LES CHALET DU LAY

BÂTIMENT	ETAGE	TYPE	LOGEMENT
C	RDC	T4	C002



PIÈCES SURFACES

Entrée & DGT	9.37m <sup>2</sup>
Séjour-Cuisine	33.90m <sup>2</sup>
Chambre 01	12.97m <sup>2</sup>
Chambre 02	10.72m <sup>2</sup>
Chambre 03	10.78m <sup>2</sup>
Sdb 01	5.15m <sup>2</sup>
Sdb 02	2.00m <sup>2</sup>
Wc	1.23m <sup>2</sup>
85.96 m <sup>2</sup>	

Terrasse	55.09m <sup>2</sup>
Jardin	98.73m <sup>2</sup>

**MARCORY** SCI Les Chalets du Lay  
représenté par Marcory Promotion

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