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Appt. Alpaga, C101

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

517 000 €uros



Contact

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Key Features

Price	517 000 Euros
Status	ARCHIVED
Last updated	24/09/2021
Area	Grand Massif
Location	Flaine & Les Carroz
Village	Les Carroz d`Araches
Bedrooms	3
Bathrooms	2
Floor area	93.5 m ²
Ski access	Ski bus
Nearest skiing	1 km
Nearest shops	300 m
Garage	Single
Drainage	Mains drains
Number of lots	29
Procédure en cours	No
Energy efficiency rating	TBC
CO2 emissions	TBC
Agency fees	Paid by the seller

Property Description

Welcome to the Alpaga apartments, situated in the hamlet of Le Lays, at the entrance to Les Carroz. From here, the village centre is a 15 minute walk and there is small supermarket just 5 minutes away. This brand new development consists of 3 chalet-style buildings : Buildings A & B have already been completed and work is now underway on Building C.

The Alpaga development offers mountain spirit, delivered to the highest standards of economy, energy and comfort, most notably respecting the norm RT2012 in addition to acoustic regulations.

Building C comprises 13 apartments over 3 levels, with a basement level below.

The apartments have generous window openings in order to maximise the amount of natural light inside.

The entrance, hallway, cellar room and bedrooms will have parquet flooring and the flooring in the bathrooms/WC will be in 60 x 60cm ceramic tiles.

Kitchens will be fitted with Bosch appliances comprising : fridge-freezer, dishwasher, oven, extractor fan, 4-ring induction hob. Purchasers will be able to choose from a range of finishings supplied by the kitchen supplier.

Other features include : exterior timber with aluminium roller shutters, wooden interior doors, suspended cistern WCs, videophone, lift, communal bike storage.

Each individual apartment will have underfloor heating with it's own gas condensation boiler, private underground parking space, cave (additional storage) and ski locker.

Apartment C101 is a comfortable 93.6m², 3 bedroom duplex, situated on the first floor.

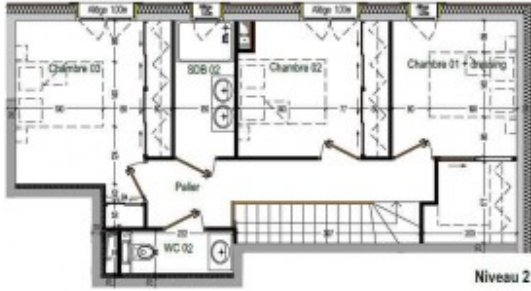
On the first level: entrance with separate WC, bathroom, study (which could be used as a bedroom), open plan living room with kitchen and doors opening onto a 10m² east facing balcony.


From the entrance area, stairs lead to the upper level: 3 bedrooms (one with dressing room), bathroom with double sinks, separate WC.

All the necessary guarantees are in place to protect your investment. The delivery of the project is scheduled for the second quarter of 2023.


As it is a new construction, the purchase will subject to reduced Notaire's fees of 2.5%.

The property is covered by the copropriété rules.







ALPAGA



BATIMENT	ETAGE	TYPE	LOGEMENT
C	R+1	T4 (duplex)	C101




PIÈCES	SURFACES
Niveau 1	
Entrée	4.53m ²
Séjour-Cuisine	25.94m ²
Bureau	11.75m ²
SDB 1	4.34m ²
WC1	1.82m ²
TOTAL	48.18 m²
Niveau 2	
Chambre 01 + dressing	11.27m ²
Chambre 02	9.15m ²
Chambre 03	12.18m ²
Sdb 02	3.83m ²
Wc 2	2.05m ²
Palier	6.82m ²
TOTAL	45.37 m²
TOTAL	93.55 m²
Balcon	10.75m ²



MARCORY

SCS Les Chalets de Lay
représenté par Marcory Promotion



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

Versión: 25 novembre 2020











