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Appt. Alpaga, C103

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

599 000 €uros



Contact

Contact **Aude Garnier** about this property.

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Key Features

Price	599 000 Euros
Status	FOR SALE
Last updated	05/12/2022
Area	Grand Massif
Location	Flaine & Les Carroz
Village	Les Carroz d`Araches
Bedrooms	4
Bathrooms	2
Floor area	93.9 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 C103 is a charming 94m², 4 bedroom apartment, situated on the first floor.

The accommodation comprises:

First level: entrance area with built in storage and WC, bedroom/study, shower room, over 25m² of living space with kitchen, doors opening onto a 10m² east facing balcony.

Upper level: 3 bedrooms (one with balcony), shower room, separate WC.

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

BATIMENT	ETAGE	TYPE	LOGEMENT
C	R+1	T4 (duplex)	C103

PIECES	SURFACES
Niveau 1	
Entree	4.70m ²
Séjour-Cuisine	25.58m ²
Bureau	11.70m ²
SDB 1	4.14m ²
Wc 01	2.13m ²
Balcon 01	48.25 m²
Niveau 2	
Chambre 01	11 m ²
Chambre 02	9.19m ²
Chambre 03	12.11m ²
Salon 02	3.93m ²
Wc 02	2.00m ²
Palais	2.45m ²
TOTAL	93.98 m²
Balcon 01	48.25m ²
Balcon 02	50.70m ²

SD Les Chalets du Lay
 représenté par Marcory Promotion

Anchevaler
 S.A., rue de Vevrier - 1749
 14700 Sallanches Cedex

Version : 21 - 04/04/2023

Les éléments d'équipement sont donnés à titre indicatif (lave-linge, etc.) et ne sont pas fournis. Les cotes, 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.











