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, C103

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

583 000 €uros

Contact

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Key Features

Price	583 000 €uros
Status	FOR SALE
Last updated	20/11/2024
Area	Grand Massif
Location	Flaine & Les Carroz
Village	Les Carroz d`Araches
Bedrooms	4
Bathrooms	2
Floor area	93.9 m²
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 Alpaga, located at the entrance of Les Carroz in the Lays area. The village center 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. 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 C103 is a charming duplex T5 of 94 sqm located on the 1st floor.

It consists on the first level of an entrance with a closet and WC, a bedroom, a shower room, and a living-kitchen area of over 25m2 opening onto a 10 sqm balcony facing East. The upper level accommodates 3 bedrooms, one with a balcony, a shower room, and a separate WC.

All necessary guarantees are in place to protect your investment.

Delivery is scheduled for Spring 2024.

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

The property is covered by the copropriété rules.

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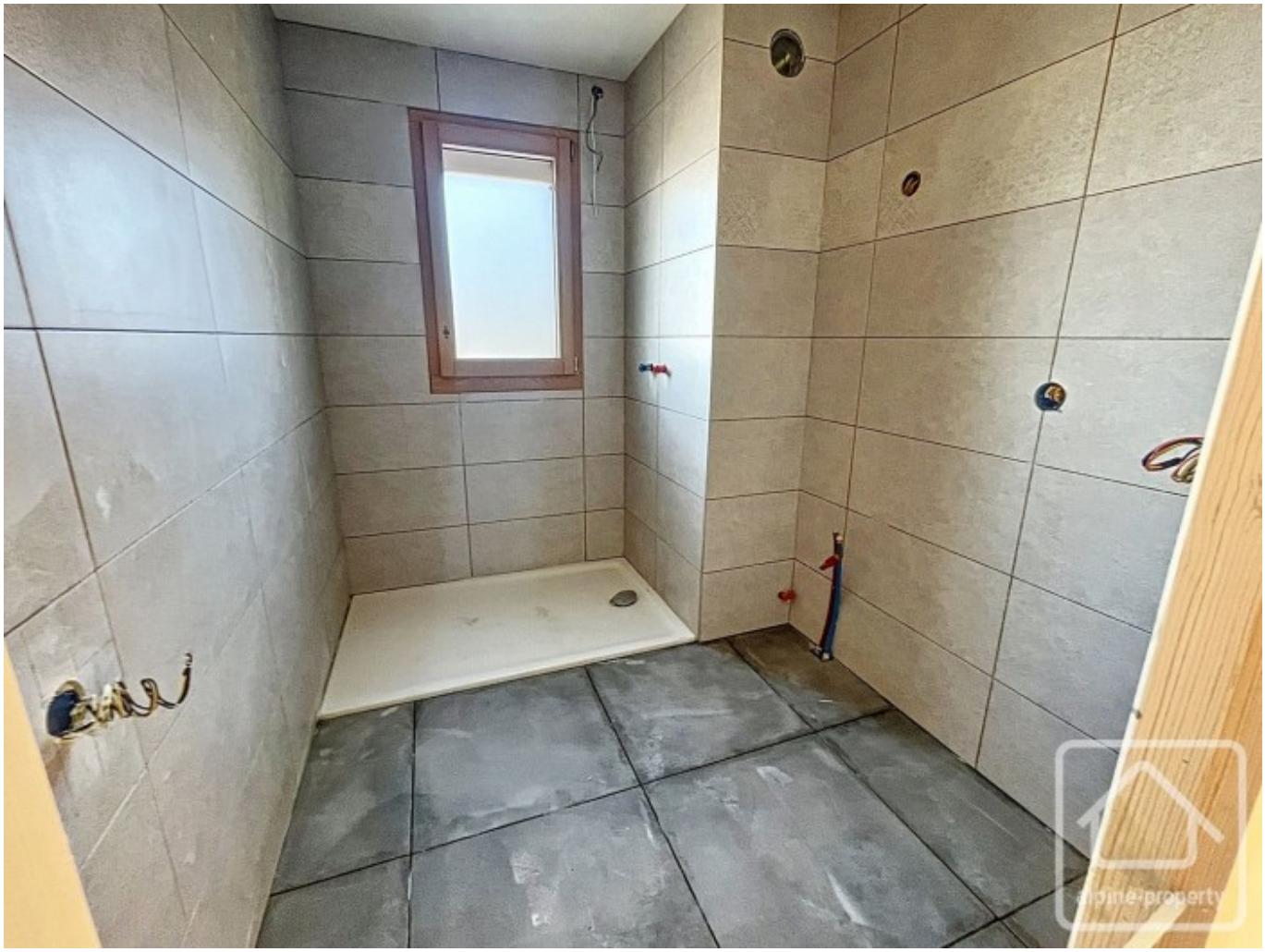
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