

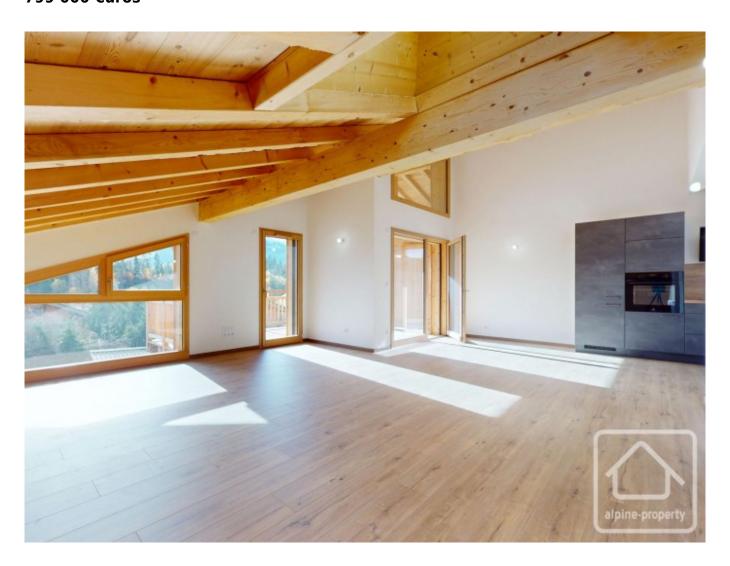
Alpine Property SAS au capital de 3 450 € - RCS Thonon les Bains 508 578 556 - siège: 153 chemin du Chargeau, 74110 Morzine, France - Titulaire de la Carte Professionnelle n° CPI 7401 2016 000 017 391 délivrée par la CCI de la Haute Savoie

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# Appt. Alpaga, C302

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

### 799 000 €uros



### **Contact**

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### **Key Features**

Price799 000 €urosStatusFOR SALELast updated21/11/2025AreaGrand Massif

**Location** Flaine & Les Carroz **Village** Les Carroz d'Araches

Bedrooms 4
Bathrooms 2

Floor area 146.4 m²
Ski access Ski bus
Nearest skiing 1 km
Nearest shops 300 m
Garage Single
Drainage Mains drains

Number of lots29Procédure en coursNoEnergy efficiency ratingTBCCO2 emissionsTBC

**Agency fees** Paid by the seller

## **Property Description**

Discover an exceptional place to live at the entrance of Les Carroz, in the peaceful Lays neighbourhood. The Alpaga residence is a haven of tranquillity, ideally set back from the main road.

**Perfect Location:** Access to the village centre in just 15 minutes on foot, and a free ski-bus stop only 500m away for quick access to the slopes.

**Exceptional Exposure:** Enjoy full SOUTH exposure from your outdoor spaces, offering optimal light and breathtaking views of the majestic Aravis mountain range.

**Comfort and Energy Savings:** A new build (RT2012 standards and acoustic regulations) ensuring modern comfort, energy efficiency and first-class sound insulation. Each apartment benefits from individual underfloor heating powered by a gas condensing boiler.

We are offering apartment C302, a spacious T4 + sleeping area with 146.40m² total floor space (96.68m² "Loi Carrez") located on the 3rd floor, designed for family well-being:

**Bright Living Area:** A generous 37m<sup>2</sup> living room including a fully equipped kitchen, an ideal space for socialising and sharing moments together.

**Sunny Terrace Balcony:** Extend your mountain evenings on a large 15m<sup>2</sup> south-facing balcony, perfect for hosting comfortable outdoor seating.

**Optimised Layout:** Three bedrooms, including a master suite with private shower room, a bathroom with bathtub and WC, an additional shower room, a sleeping area that can accommodate bunk beds, and a separate WC. A large built-in cupboard is integrated in the entrance. Storage spaces run along the attic eaves.

#### **HIGH-END FEATURES FOR EVERYDAY COMFORT**

**Warm Materials:** Laminate flooring in the entrance, hallway, utility room and bedrooms, and 60x60cm porcelain stoneware tiling in the bathrooms.

**Fully Equipped Kitchen:** Quality appliances: combined fridge/freezer, dishwasher, oven, recirculating cooker hood, four-zone induction hob.

**Refined Details:** Wooden joinery, aluminium roller shutters, wall-hung toilet, and video intercom.

#### A SECURE AND EASY INVESTMENT

**IMMEDIATE DELIVERY:** All properties in the residence have been delivered and are sold as they are.

**REDUCED NOTARY FEES (2.5%):** Benefit from the financial advantages of buying new property.

**Practical Extras:** The apartment is sold with a private underground parking space, as well as an equipped cellar and a ski locker, both fitted with electrical outlets. Possibility to purchase an additional parking space.

**Residence Amenities:** Lift, communal bike room with washing area.

All new-build guarantees protect your purchase.

The property is covered by the copropriété rules.



