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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



PROPOSITION HOME STAGING 3D - NON CONTRACTUEL

Contact

Contact **Maxime Bruneau** about this property.

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Key Features

Price	799 000 €uros
Status	FOR SALE
Last updated	02/12/2025
Area	Grand Massif
Location	Flaine & Les Carroz
Village	Les Carroz d'Araches
Bedrooms	4
Bathrooms	2
Floor area	146.4 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

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 37m² 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 15m² 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.













