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## Appt. Alpaga, C302

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

**799 000 €uros**



## Contact

Contact **Maxime Bruneau** about this property.

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# Key Features

<b>Price</b>	799 000 Euros
<b>Status</b>	FOR SALE
<b>Last updated</b>	02/12/2025
<b>Area</b>	Grand Massif
<b>Location</b>	Flaine & Les Carroz
<b>Village</b>	Les Carroz d`Araches
<b>Bedrooms</b>	4
<b>Bathrooms</b>	2
<b>Floor area</b>	146.4 m²
<b>Ski access</b>	Ski bus
<b>Nearest skiing</b>	1 km
<b>Nearest shops</b>	300 m
<b>Garage</b>	Single
<b>Drainage</b>	Mains drains
<b>Number of lots</b>	29
<b>Procédure en cours</b>	No
<b>Energy efficiency rating</b>	TBC
<b>CO2 emissions</b>	TBC
<b>Agency fees</b>	Paid by the seller

## Property Description

Discover an exceptional place to live at the entrance of Les Carroz, in the peaceful Lays neighbourhood. The Alpage 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.





















