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## Appt. Alpina 2

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

**635 000 €uros**



## Contact

Contact **Aude Garnier** about this property.

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# Key Features

<b>Price</b>	635 000 Euros
<b>Status</b>	SOLD
<b>Last updated</b>	07/02/2022
<b>Area</b>	Grand Massif
<b>Location</b>	Flaine & Les Carroz
<b>Village</b>	Les Carroz d`Araches
<b>Bedrooms</b>	3
<b>Bathrooms</b>	2
<b>Floor area</b>	82.7 m²
<b>Heating</b>	Wood pellet boiler
<b>Ski access</b>	Ski bus
<b>Nearest skiing</b>	1 km
<b>Nearest shops</b>	50 m
<b>Garage</b>	Covered parking
<b>Drainage</b>	Mains drains
<b>Taxe foncière</b>	896.00 Euros
<b>Annual charges</b>	1600.00 Euros
<b>Number of lots</b>	7
<b>Procédure en cours</b>	No
<b>Energy efficiency rating</b>	F (405)
<b>CO2 emissions</b>	C (13)
<b>Agency fees</b>	Paid by the seller

## Property Description

Apartment Alpina 2 is without doubt, a rare gem ! It meets all the dream criteria : perfect location, fabulous mountain views, central, situated on the top floor of one of the most peaceful apartment buildings in the village, yet just a stone's throw from all the amenities.

The apartment building comprises just 7 apartments and is less than 10 years old. It was built by a reputable local developer.

On the third and top floor, the apartment has a total floor area of 82.70m2 (of which 21.90m2 has a head height of less than 1.8m). The accommodation comprises : entrance hall with built in storage, separate WC, shower room with space for a washing machine, magnificent open plan living room with high ceilings and doors opening onto the large, south-west facing terrace-balcony offering uninterrupted, panoramic views of the surrounding mountains. There are 3 bedrooms, one of which is a master suite with dressing area and bathroom. The second bedroom also has a dressing area.

The apartment is immaculately maintained. Included in the sale is the pellet burner which can be used as the primary heat source, saving on electricity bills. Also included is a covered parking space, large cave (additional storage) and a ski locker. A further, exterior parking space is also available.

The property is covered by the copropriété rules.























