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Tel: +44 (0)208 123 2384

Email: [info@alpine-property.com](mailto:info@alpine-property.com)

Web: [www.alpine-property.com](http://www.alpine-property.com)

# Appt. Marmottes, 209

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

**281 000 €uros**



## Contact

Contact **Aude Garnier** about this property.

**Tel:** +33 6 62 69 12 72

**Email:** [aude@alpine-property.com](mailto:aude@alpine-property.com)

# Key Features

<b>Price</b>	281 000 Euros
<b>Status</b>	FOR SALE
<b>Last updated</b>	08/02/2024
<b>Area</b>	Grand Massif
<b>Location</b>	Flaine & Les Carroz
<b>Village</b>	Les Carroz d`Araches
<b>Bedrooms</b>	1
<b>Bathrooms</b>	1
<b>Floor area</b>	49.8 m²
<b>Heating</b>	Gas
<b>Ski access</b>	Ski bus
<b>Nearest skiing</b>	2 km
<b>Nearest shops</b>	500 m
<b>Drainage</b>	Mains drains
<b>Number of lots</b>	26
<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

This second floor apartment is north facing with a 5.74m2 balcony. It is part of the new Les Marmottes development, situated in the Lay area of Les Carroz, just a 2 minute drive from the village centre. These apartments are perfect for those seeking tranquility and spacious accommodation at an unbeatable value for money price per m2, without compromising on quality.

The free ski bus stops 50m from the building and both the horseriding stables and the supermarket are 100m away. There are numerous footpaths and walks nearby and it is just a short walk to the centre of the village.

The 3 main storeys of the building sit above the underground parking. Each apartment has an individual gas condensation boiler and is equipped with radiators, electric roller shutters or wooden shutters (depending on the window placement), and black out blinds for the roof light windows. The floors in the kitchens, bathrooms and WCs will be tiled (45 x 45cm ceramic tiles) and the remaining rooms will have parquet floor covering.

One feature face of the living room will be wood clad. All of the built in storage cupboards will have wooden doors and will be sliding doors for those wider than 1m.

The kitchens are fully fitted to included, ceramic hob, combi-oven, fridge-freezer, dishwasher (12 covers), extractor hood and an under-sink recycling bin. Space will be allowed to accommodate a washer-dryer, either in the kitchen or in the bathroom.

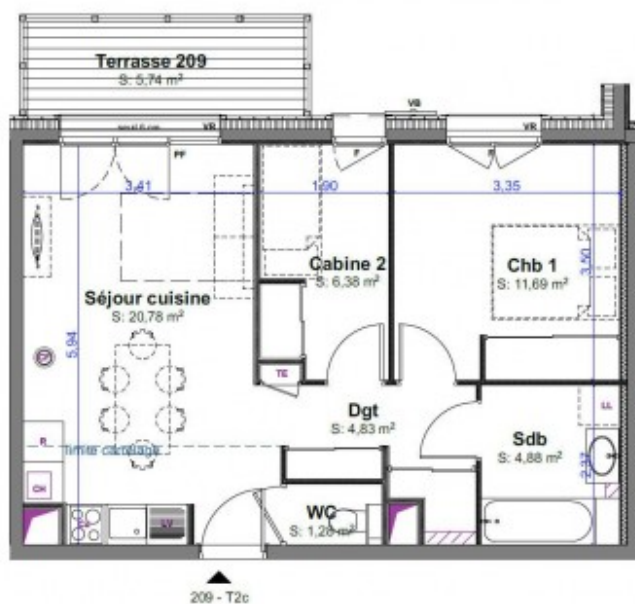
Each bathroom will be fitted with a heated towel rail.

The apartments will have their own entrance videophone, separate cave/cellar and a ski locker.

It will be possible to purchase an underground parking place at an additional cost of 15 000 euros.

Due for completion in the first quarter of 2024.

The property is covered by the copropriété rules.



# MARMOTTES



Les Places d'en Haut  
74 300 ARACHES-LA-FRASSE

Etage Type N° Logement  
**2EME T2c 209**



## TABLEAU DE SURFACES

Pièces	Surfaces
Cabine 2	6,38
Sdb	4,88
Séjour cuisine	20,78
Dgt	4,83
Chb 1	11,69
WC	1,28
Surface habitable totale	<b>49,84 m²</b>
Terrasse 209	5,74



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