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# Studio Genepi

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

**89 500 €uros**



## Contact

Contact **Aude Garnier** about this property.

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# Key Features

<b>Price</b>	89 500 Euros
<b>Status</b>	SOLD
<b>Last updated</b>	03/03/2023
<b>Area</b>	Grand Massif
<b>Location</b>	Flaine & Les Carroz
<b>Village</b>	Les Carroz d`Araches
<b>Bathrooms</b>	1
<b>Floor area</b>	18.3 m²
<b>Heating</b>	Electric radiators
<b>Ski access</b>	Ski bus
<b>Nearest skiing</b>	1 km
<b>Nearest shops</b>	800 m
<b>Drainage</b>	Mains drains
<b>Taxe foncière</b>	309.00 Euros
<b>Annual charges</b>	1150.00 Euros
<b>Number of lots</b>	86
<b>Procédure en cours</b>	No
<b>Energy efficiency rating</b>	E (338)
<b>CO2 emissions</b>	E (63)
<b>Agency fees</b>	Paid by the seller

## Property Description

You can't help but fall in love with Studio Génépi. It's a stylish cocoon, tastefully renovated and thoughtfully designed with good storage space to avoid cluttering the living area. The studio is situated in an apartment building which enjoys quiet surroundings yet is just 50m from the ski bus stop, 2 minutes walk from the swimming pool and various sporting facilities and just a 10 minute walk from the village centre.

The entrance to the studio has large cupboards with a sliding door. The living area enjoys plenty of natural light and a feeling of space, thanks to the large balcony door and windows. The balcony is east facing with views of the ski slopes. All of the plumbing and electrical work was carried out by professionals, in addition to the tiling, flooring, kitchen and bathroom. There is a separate WC which is quite rare in a studio apartment so worth mentioning.

The studio is sold furnished and has a separate cave (additional storage) and ski locker, situated on the same floor.

The studio is rented out occasionally by the current owners who still wish to take advantage of it but for those interested in a rental investment, it could offer healthy returns.

The property is covered by the copropriété rules.









REZ-DE-CHAUSSEE

SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY

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