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## Appt. Les Airelles, 002

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

**850 000 €uros**



### Contact

Contact **Aude Garnier** about this property.

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# Key Features

<b>Price</b>	850 000 Euros
<b>Status</b>	UNDER CONTRACT
<b>Last updated</b>	11/10/2023
<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>	3
<b>Floor area</b>	113.9 m <sup>2</sup>
<b>Heating</b>	Underfloor heating
<b>Ski access</b>	On piste
<b>Nearest skiing</b>	5 m
<b>Nearest shops</b>	10 m
<b>Garden</b>	Yes
<b>Drainage</b>	Mains drains
<b>Number of lots</b>	15
<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

Les Airelles 003 is a 113.89m<sup>2</sup> 3 bedroom + 'coin cabine' apartment (T4 cabine) on the ground floor of the Les Airelles development comprising : entrance with built in cupboard, open plan living room (35.75m<sup>2</sup>) with fitted kitchen, 4 bedrooms (of which 1 is ensuite), 'coin cabine' (bunk bedroom), bathroom with bath/WC and bathroom with shower, a separate toilet, a walk in wardrobe, a 45m<sup>2</sup> terrace and 24m<sup>2</sup> garden. Also included in the price are 2 parking spaces and a ski locker with the possibility of adding a boot drier.

The building complies with all rules and regulations in place.

An individual condensation gas boiler supplies hot water and underfloor heating. The kitchen is fitted with combi-microwave oven, ceramic hob, wall extractor, dishwasher, a fridge-freezer and a small built-in wine cellar unit.

There is oak flooring in the living area and bedrooms, whilst the toilet and bathrooms are in porcelain stone tiles.

An individual automated system controls the lighting, roller shutters and heating for the apartment.

The doors and cupboards/wardrobes are made of old wood.

The apartment enjoys a big terrace with enough space for a jacuzzi.

The external window and door openings are fitted with aluminium, electric roller shutters.

The building also benefits from a communal bike storage room.

The apartment is available for immediate purchase and use.

Reduced legal fees apply of 2.5%.

Les Airelles is a brand new project by Efficiencie, a prestige developer, specialising in combining modernity with the charm and elegance of traditional mountain architecture. Particular attention has been paid to the sympathetic integration of the building into the existing environment at the foot of the pistes and ensuring that each apartment enjoys exceptional views of the mountain environment.

Les Carroz d'Arâches is a well-placed ski resort which ticks lots of boxes in terms of location and amenities,

including : strategic location mid-way between Geneva, Annecy and Chamonix, 55 minute drive from Geneva airport, 260km of pistes which it shares with the Grand Massif ski domain, thriving village with animated village centre, numerous year-round sporting activities.

The property is covered by the copropriété rules.



























