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Alpine Property SAS au capital de 3 450 € - RCS Thonon les Bains 508 578 556 - siège: 153 chemin du Chargeau, 74110 Morzine, France - Titulaire de la Carte Professionnelle n° CPI 7401 2016 000 017 391 délivrée par la CCI de la Haute Savoie

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Appt. du Mole

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

420 000 €uros



Contact

Contact **Aude Garnier** about this property.

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Key Features

Price	420 000 Euros
Status	SOLD
Last updated	22/09/2023
Area	Grand Massif
Location	Flaine & Les Carroz
Village	Les Carroz d`Araches
Bedrooms	3
Bathrooms	3
Floor area	92.2 m²
Heating	Gas
Ski access	Ski bus
Nearest skiing	1 km
Nearest shops	20 m
Garage	Double
Drainage	Mains drains
Number of lots	161
Procédure en cours	No
Energy efficiency rating	F (314)
CO2 emissions	F (86)
Agency fees	Paid by the seller

Property Description

The potential for this apartment is undeniable! It benefits not only from a much sought after location in the heart of the village but also a breathtaking, desirable view of the Aravis mountain range, with a south facing orientation to boot, giving maximum light.

The apartment is 92m2, resulting from knocking through a 53m2 apartment and 2 studios totalling 38m2. Straddling 2 blocks, the apartment benefits from 2 possible entrances. As such, it is possible to keep the 2 living spaces, and one of the studio kitchenettes, enabling one of the apartments to be rented, for instance.

The entrance gives onto a 30m2 living room bathed in light, thanks to 2 big French doors which open onto a 10m2 balcony. Adjoining this room is a bedroom with integrated wardrobe, a bathroom, a separate toilet, a large cupboard/larder and a kitchen. 2 steps lead to a room that could be a bedroom or office. This leads to a corridor (which is also an entrance to the apartment) off of which are 2 bathrooms with toilet, a bedroom and a kitchenette.

The apartment has gas central heating. It can be accessed by lift in one of the blocks.

It is sold with a garage for 2 cars, extremely rare in the centre of the village! It also has an outdoor parking space in the private carpark of the development as well as 'cellier', 2 caves (secure storerooms) and 2 ski lockers.

The price displayed includes the agency fees, at the buyers' expense ie. 4% of the price.

Price excluding fees : 403 846€

Agency fees : 16 154€

The property is covered by the copropriété rules.



REZ-DE-CHAUSSEE

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

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