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# Appt. Gentiane

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

**288 000 €uros**



## Contact

Contact **Aude Garnier** about this property.

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# Key Features

<b>Price</b>	288 000 Euros
<b>Status</b>	FOR SALE
<b>Last updated</b>	01/05/2024
<b>Area</b>	Grand Massif
<b>Location</b>	Flaine & Les Carroz
<b>Village</b>	Les Carroz d`Araches
<b>Bedrooms</b>	2
<b>Bathrooms</b>	2
<b>Floor area</b>	40.4 m <sup>2</sup>
<b>Heating</b>	Electric radiators
<b>Ski access</b>	Ski bus
<b>Nearest skiing</b>	500 m
<b>Nearest shops</b>	50 m
<b>Garage</b>	Covered parking
<b>Drainage</b>	Mains drains
<b>Taxe foncière</b>	819.00 Euros
<b>Annual charges</b>	4800.00 Euros
<b>Number of lots</b>	88
<b>Procédure en cours</b>	No
<b>Energy efficiency rating</b>	E (326)
<b>CO2 emissions</b>	B (10)
<b>Agency fees</b>	Paid by the seller

## Property Description

This apartment is located in one of the buildings of the Fermes du Soleil residence, a highly sought-after residence situated in the centre of the resort of Les Carroz resort. Its location, its "mountain chalet" style, and the services offered make it a preferred place for holidaymakers.

The apartment is ideal for families who want to have a car-free holiday. Restaurants, shops, and activities organized by the tourist office are only a 2-minute walk away. The ski shuttle bus stop to access the main lift is located at the foot of the residence, while the ice rink and a supermarket are at the heart of it.

Owners can enjoy the residence's facilities: swimming pool, sauna, jacuzzi, fitness room. Ideal after a day of skiing or hiking!

Sold fully furnished, the apartment consists of an entrance with a cupboard, a separate toilet, a bathroom, 2 bedrooms, one of which has an ensuite, an open plan kitchen giving onto the living room, and a west-facing balcony with a view of the Aravis mountain range. The apartment is sold with a storage cave, a ski locker, and an underground parking space.

The apartment enjoys a very good rental yield and is not subject to a commercial lease!

The property is covered by the copropriété rules.











