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# Appt. Des Moulins

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

**429 000 €uros**



## Contact

Contact **Aude Garnier** about this property.

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# Key Features

|                                 |                      |
|---------------------------------|----------------------|
| <b>Price</b>                    | 429 000 Euros        |
| <b>Status</b>                   | FOR SALE             |
| <b>Last updated</b>             | 05/05/2024           |
| <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>                | 2                    |
| <b>Floor area</b>               | 58.8 m²              |
| <b>Heating</b>                  | Electric radiators   |
| <b>Ski access</b>               | Ski bus              |
| <b>Nearest skiing</b>           | 200 m                |
| <b>Garage</b>                   | Single               |
| <b>Drainage</b>                 | Mains drains         |
| <b>Taxe foncière</b>            | 1436.00 Euros        |
| <b>Annual charges</b>           | 4622.00 Euros        |
| <b>Number of lots</b>           | 45                   |
| <b>Procédure en cours</b>       | No                   |
| <b>Energy efficiency rating</b> | E (357)              |
| <b>CO2 emissions</b>            | C (11)               |
| <b>Agency fees</b>              | Paid by the seller   |

## Property Description

The Moulins apartment is the result of merging two large studios. Completely renovated with taste and quality materials, it's a true cocoon with a mountain-themed decor, right in the heart of the village, with all its conveniences and a bus stop for free ski shuttles right on the building's doorstep. Just cross the street to get your croissants!

The work done by a local artisan has brought a lot of style and warmth to this space. It comprises an entrance with a separate toilet, a shower room with a shoe dryer and a washing machine, a modern equipped kitchen open to a living room with access to a long balcony. On each side of the living area, there's a sleeping area allowing two families to keep their privacy: on the right, a large bedroom with a wardrobe and a spacious bunk area accommodating three beds and a wardrobe. On the left, a second bedroom also with a wardrobe and another bunk area with a bunkbed, along with a shower room and a second separate toilet.

The highlights: the apartment is sold furnished, and the managing agency has approved the installation of roller shutters as well as expanding the balcony to the second bedroom. To top it off, a secure garage located less than 20 metres from the residence is included in the price! The building is well-maintained and currently undergoing a complete facade renovation.

The property is covered by the copropriété rules.

































