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Appt. Alpaga, C104

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

549 000 €uros



Contact

Contact **Aude Garnier** about this property.

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Key Features

Price	549 000 Euros
Status	FOR SALE
Last updated	26/11/2025
Area	Grand Massif
Location	Flaine & Les Carroz
Village	Les Carroz d`Araches
Bedrooms	3
Bathrooms	2
Floor area	86.2 m²
Heating	Gas
Ski access	Ski bus
Nearest skiing	1 km
Nearest shops	300 m
Garden	Yes
Garage	Single
Drainage	Mains drains
Annual charges	1560.00 Euros
Number of lots	29
Procédure en cours	No
Energy efficiency rating	TBC
CO2 emissions	TBC
Agency fees	Paid by the seller

Property Description

Discover a privileged living environment at the entrance to Les Carroz, in the peaceful Lays district. The Alpaga residence is a haven of tranquillity, ideally set back from the main road.

Perfect Location: Reach the village centre in just 15 minutes on foot, and take advantage of the free ski bus stop located 500m away for quick access to the slopes.

Exceptional Exposure: Enjoy full SOUTH exposure on your outdoor spaces, offering optimal light and breathtaking views of the majestic Aravis mountain range.

Comfort and Energy Efficiency: A new-build construction (RT2012 standard and acoustic regulations) guarantees modern comfort, energy savings and first-rate soundproofing. Each apartment benefits from individual underfloor heating powered by a gas condensing boiler.

We offer you apartment C104, a spacious 3-bedroom (T4) unit of 86.2 m² on the 1st floor, designed for family well-being:

Bright Living Area: A generous 33 m² living room with a fully equipped kitchen, the perfect space for sharing convivial moments.

Sunny Terrace Balcony: Extend your mountain evenings on a large 15² south-facing balcony, ideal for a comfortable outdoor lounge area.

Optimized Layout: Three beautiful bedrooms, including a master suite with private shower room. The apartment also features an additional bathroom and a separate toilet. A large built-in cupboard is included in the entrance.

HIGH-QUALITY FEATURES FOR DAILY COMFORT

Warm Materials: Laminate parquet flooring in the entrance, hallway, utility room and bedrooms, and 60x60 cm porcelain stoneware tiling in the bathrooms.

Fully Fitted Kitchen: Quality appliances: combined fridge/freezer, dishwasher, oven, recirculating hood, 4-burner induction hob.

Refined Details: Wood frames, aluminium roller shutters, wall-hung toilet, and video intercom.

A SECURE AND EASY INVESTMENT

IMMEDIATE DELIVERY: All apartments in the residence have been delivered and are sold as they are.

REDUCED NOTARY FEES (2.5%): Benefit from the financial advantage of a new-build property.

Practical Extras: The apartment is sold with a private underground parking space, plus a fitted cellar and a ski locker — both equipped with electrical sockets.

Residence Amenities: Lift, shared bicycle storage with washing area.

All new-build guarantees protect your investment.

The property is covered by the copropriété rules.















