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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. 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 €uros
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 m ²
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 €uros
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.



PROPOSITION HOME STAGING 3D - NON CONTRACTUEL









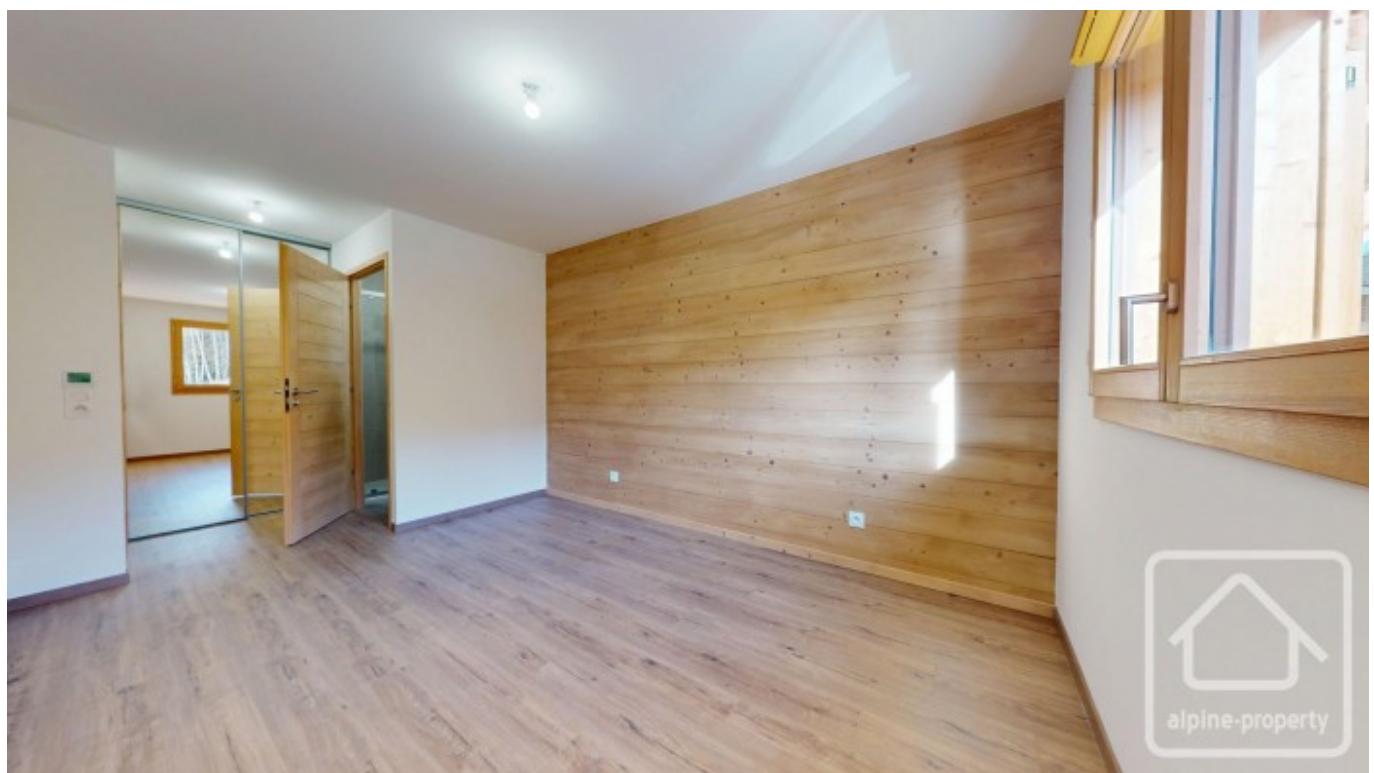
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