



**alpine-property**

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

Tel: +44 (0)208 123 2384

Email: [info@alpine-property.com](mailto:info@alpine-property.com)

Web: [www.alpine-property.com](http://www.alpine-property.com)

## Appt. du Soleil, D109

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

**279 000 €uros**



## Contact

Contact **Maxime Bruneau** about this property.

**Tel:** +33 7 60 08 85 78

**Email:** [max@alpine-property.com](mailto:max@alpine-property.com)

# Key Features

<b>Price</b>	279 000 Euros
<b>Status</b>	SOLD
<b>Last updated</b>	09/05/2025
<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>	41.8 m²
<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>	None
<b>Drainage</b>	Mains drains
<b>Taxe foncière</b>	1128.00 Euros
<b>Number of lots</b>	120
<b>Procédure en cours</b>	No
<b>Energy efficiency rating</b>	E (274)
<b>CO2 emissions</b>	B (8)
<b>Agency fees</b>	Paid by the seller

## Property Description

This freehold apartment enjoys an ideal and sought-after location: it is situated in the centre of Les Carroz in a résidence de tourisme built by MGM. The apartment allows you to enjoy the private indoor pool, a fitness room, and the residence's spa area.

The apartment is ideal for families who want to holiday without a car. All amenities are just a few minutes' walk away. The free shuttle bus stop that provides access to the main ski lift is outside the residence, while the ice rink and a convenience store are next door.

Sold fully furnished, with an official size of 41.81 m², it consists of an entrance with a cupboard, a separate toilet, a bathroom, 2 bedrooms (one with a shower room), a fully equipped kitchen open to the living room, and a balcony of over 5m². The apartment is sold with a cellar and a ski locker. You can see part of the Aravis mountains from the south facing balcony.

Heating, water, and electricity are included in the charges.

You can rent it out yourself or use the managing agency, Maeva, who will take care of everything for you (marketing, welcome, cleaning).

Apartments in this residence generally enjoy good rental return thanks to these services and its geographical location.

The property is covered by the copropriété rules.

































