



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

Web: www.alpine-property.com

Appt. Airelle

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

120 000 €uros



Contact

Contact **Aude Garnier** about this property.

Tel: +33 6 62 69 12 72

Email: aude@alpine-property.com

Key Features

Price	120 000 Euros
Status	SOLD
Last updated	04/11/2024
Area	Grand Massif
Location	Flaine & Les Carroz
Village	Les Carroz d`Araches
Bedrooms	1
Bathrooms	1
Floor area	30.9 m ²
Heating	Electric radiators
Ski access	Ski bus
Nearest skiing	800 m
Nearest shops	500 m
Garage	None
Drainage	Mains drains
Taxe foncière	616.00 Euros
Annual charges	1584.00 Euros
Number of lots	TBC
Procédure en cours	No
Energy efficiency rating	E (305)
CO2 emissions	E (59)
Agency fees	Paid by the seller

Property Description

The Airelle apartment is on the first floor of a development located in a quiet area, close to Aquacôme (which combines a wellness area, fitness centre, and swimming pool) and is served in winter by free ski shuttle buses. The village centre and the nearest shops are only about a ten-minute walk away.

The apartment offers a little over 30 m², including 16 m² for the main room and 7.66 m² for the bedroom area, which is not completely enclosed. The bathroom has a bath, and the toilet is separate.

The apartment needs complete renovation, and since most of the walls between the bathroom, bedroom, and toilet are not load-bearing, it would be possible to reconfigure its layout to make the most of the space!

The east-facing 9 m² balcony is a real asset and allows you to enjoy a fairly unobstructed view of the ski slopes.

It is sold with a ski locker and a cellar located on the ground floor of the residence.

A nice perk of the residence: it has pétanque courts and a private tennis court!

The property is covered by the copropriété rules.















