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## Appt. Airelle

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

**120 000 €uros**



## Contact

Contact **Aude Garnier** about this property.

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# Key Features

<b>Price</b>	120 000 Euros
<b>Status</b>	UNDER CONTRACT
<b>Last updated</b>	25/07/2024
<b>Area</b>	Grand Massif
<b>Location</b>	Flaine & Les Carroz
<b>Village</b>	Les Carroz d`Araches
<b>Bedrooms</b>	1
<b>Bathrooms</b>	1
<b>Floor area</b>	30.9 m <sup>2</sup>
<b>Heating</b>	Electric radiators
<b>Ski access</b>	Ski bus
<b>Nearest skiing</b>	800 m
<b>Nearest shops</b>	500 m
<b>Garage</b>	None
<b>Drainage</b>	Mains drains
<b>Taxe foncière</b>	616.00 Euros
<b>Annual charges</b>	1584.00 Euros
<b>Number of lots</b>	TBC
<b>Procédure en cours</b>	No
<b>Energy efficiency rating</b>	E (305)
<b>CO2 emissions</b>	E (59)
<b>Agency fees</b>	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 m<sup>2</sup>, including 16 m<sup>2</sup> for the main room and 7.66 m<sup>2</sup> 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 m<sup>2</sup> 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.

















