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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. Mesanges

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

295 000 €uros



Contact

Contact **Aude Garnier** about this property.

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Key Features

Price	295 000 €uros
Status	FOR SALE
Last updated	26/08/2024
Area	Grand Massif
Location	Flaine & Les Carroz
Village	Les Carroz d`Araches
Bedrooms	2
Bathrooms	2
Floor area	40.8 m ²
Heating	Gas
Nearest skiing	200 m
Nearest shops	50 m
Garage	None
Drainage	Mains drains
Taxe foncière	853.00 €uros
Annual charges	2400.00 €uros
Number of lots	14
Procédure en cours	No
Energy efficiency rating	G (537)
CO2 emissions	G (118)
Agency fees	Paid by the seller

Property Description

Apartment Mésanges is located on the first floor of a charming small residence, a historic building in Les Carroz, which offers very pleasant spaces that are different from the usual Savoyard constructions.

Its beautiful high ceilings and numerous windows bring brightness and comfort and give it the chic appeal of Haussmann-style buildings. The building is situated between the village centre, 50 meters away, and the gondola lift, 200 meters away, making it a prime location!

The apartment is the result of combining two large studios and now consists of an entrance with a toilet, a shower cabin, a very bright living room with a kitchenette that opens onto a large south-facing terrace, a significant asset for the apartment from which you can see the Aravis mountains. It also has a cabin area that accommodates a double bed and a small mezzanine for one person, a second bathroom recently fully renovated with a bath and toilet, and an equipped kitchen open to the living room (which also serves as a bedroom thanks to a fold-down bed), with a mezzanine.

It is sold with two caves located in the basement of the building. It is quite possible and easy to divide the apartment back into two lots, as originally.

Reserved parking spaces for the residence are available for the occupants.

Heating (central gas boiler) and water are included in the charges.

The property is covered by the copropriété rules.























