



**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. des Ronziers

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

**220 000 €uros**



## Contact

Contact **Aude Garnier** about this property.

**Tel:** +33 6 62 69 12 72

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

# Key Features

<b>Price</b>	220 000 Euros
<b>Status</b>	FOR SALE
<b>Last updated</b>	19/09/2024
<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>	42.7 m <sup>2</sup>
<b>Heating</b>	Underfloor heating
<b>Chimney</b>	None
<b>Ski access</b>	Ski bus
<b>Nearest skiing</b>	1.3 km
<b>Nearest shops</b>	1 km
<b>Garden</b>	Yes
<b>Garage</b>	None
<b>Drainage</b>	Mains drains
<b>Taxe foncière</b>	632.00 Euros
<b>Annual charges</b>	1630.00 Euros
<b>Number of lots</b>	39
<b>Procédure en cours</b>	No
<b>Energy efficiency rating</b>	G (537)
<b>CO2 emissions</b>	C (17)
<b>Agency fees</b>	Paid by the seller

## Property Description

Appt des Ronziers is located on the ground floor of a residence set apart from the hustle and bustle of the resort, yet only a 2-minute drive from the centre.

Situated at the end of a cul-de-sac, the residence enjoys a peaceful environment and a beautiful view of the Aravis mountains and the valley.

The apartment, renovated in 2014, has its own independent entrance through a lovely garden, offering a private view with no overlooking neighbours and no passerby traffic!

It consists of an entrance hallway with a cupboard and hanging space, an equipped kitchen open to the living room, a bedroom, a bathroom with a bath, and a toilet that leads to the cellar, which is very convenient for storing personal belongings.

The apartment features underfloor electric heating and an independent water heater for hot water production.

The residence has plenty of free parking spaces, and the bus stop for the free ski shuttles is just 100 metres away.

The property is covered by the copropriété rules.













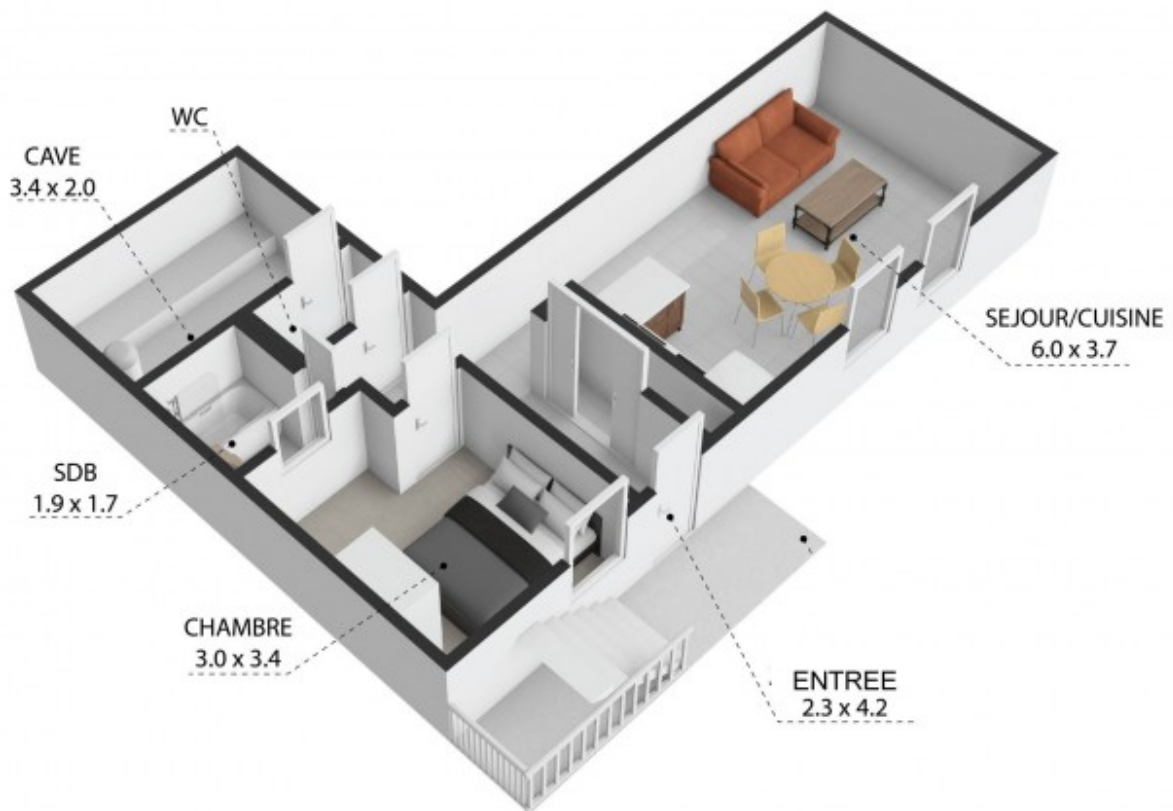




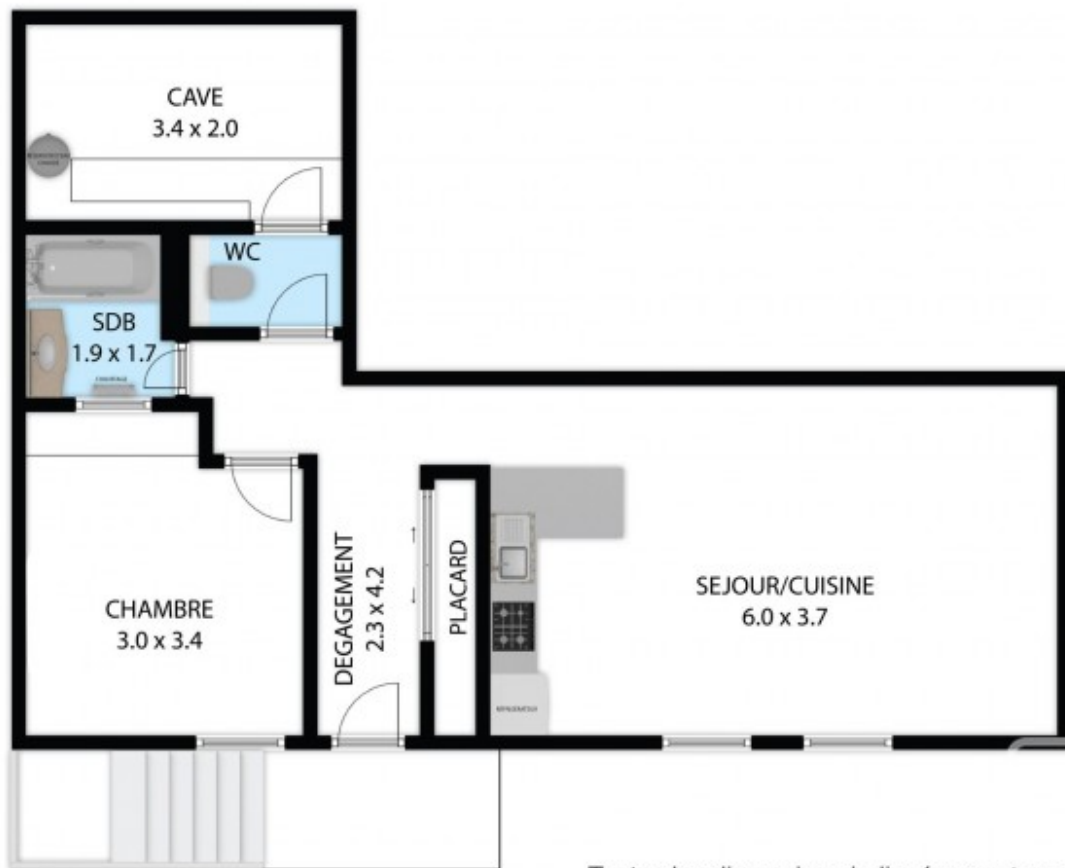








Toutes les dimensions indiquées sont approximatives.  
The plans shown are approximate and for information pu



Toutes les dimensions indiquées sont approximatives.  
The plans shown are approximate and for information pu