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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. Génépi

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

280 000 €uros



Contact

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Key Features

Price	280 000 €uros
Status	FOR SALE
Last updated	21/01/2025
Area	Grand Massif
Location	Flaine & Les Carroz
Village	Les Carroz d`Araches
Bedrooms	2
Bathrooms	1
Floor area	39.4 m ²
Heating	Electric radiators
Ski access	Ski bus
Nearest skiing	1.8 km
Nearest shops	1.5 km
Drainage	Mains drains
Taxe foncière	1194.00 €uros
Annual charges	1870.00 €uros
Number of lots	90
Procédure en cours	No
Energy efficiency rating	E (304)
CO2 emissions	C (18)
Agency fees	Paid by the seller

Property Description

Located on the third floor, this apartment is a stunning duplex with a total surface area of 52.19 m² (including 12.77 m² of usable space) that underwent an exceptional complete renovation in 2016. Every square centimetre has been cleverly utilized, and the materials chosen with care to give it the industrial loft style while retaining a cosy mountain feel: oak wooden flooring, larch wood panelling, brushed metal beams and staircase, and polished concrete walls.

The entrance, with a built-in closet on one side and a separate WC on the other, opens into the living area. This space features a fully equipped kitchen with high-quality appliances and a dining area where a custom-made wood and metal table comfortably seats six. The surrounding benches also serve as storage.

This area benefits from a large glass door opening onto an east-facing balcony with views of the slopes.

A custom-designed staircase leads to the upper floor, where a mezzanine houses a cosy lounge bathed in light thanks to a large velux window. This level also includes a bathroom with space for a washing machine and dryer, a first bedroom ideal for children with four beds (two of which are on a mezzanine), and a second bedroom with a double bed and built-in wardrobe. On this floor, the veluxes are controlled by a home automation system.

The residence is located in the Pré du Bois area, five minutes from the sports centre and swimming pool. It's about a 15-minute walk to the village centre. In winter, a bus stop for free shuttles is located 100 metres away, providing access to the village centre and the main ski lift.

This apartment has been awarded the highest rating (five diamonds) by the Les Carroz quality, comfort, and accommodation label and boasts excellent rental returns.

The apartment is sold with a ski locker located on the ground floor of the residence. Numerous parking spaces are available around the residence.

The property is covered by the copropriété rules.













