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## Appt. Génépi

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

**280 000 €uros**



## Contact

Contact **Maxime Bruneau** about this property.

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# Key Features

<b>Price</b>	280 000 Euros
<b>Status</b>	UNDER CONTRACT
<b>Last updated</b>	15/12/2025
<b>Area</b>	Grand Massif
<b>Location</b>	Flaine & Les Carroz
<b>Village</b>	Les Carroz d`Araches
<b>Bedrooms</b>	2
<b>Bathrooms</b>	1
<b>Floor area</b>	39.4 m <sup>2</sup>
<b>Heating</b>	Electric radiators
<b>Ski access</b>	Ski bus
<b>Nearest skiing</b>	1.8 km
<b>Nearest shops</b>	1.5 km
<b>Drainage</b>	Mains drains
<b>Taxe foncière</b>	1194.00 Euros
<b>Annual charges</b>	1870.00 Euros
<b>Number of lots</b>	90
<b>Procédure en cours</b>	No
<b>Energy efficiency rating</b>	E (304)
<b>CO2 emissions</b>	C (18)
<b>Agency fees</b>	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 m<sup>2</sup> (including 12.77 m<sup>2</sup> 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.













