

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. du Val Renand

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

590 000 €uros



Contact

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Key Features

Price590 000 €urosStatusFOR SALELast updated18/09/2025AreaGrand Massif

Location Flaine & Les Carroz **Village** Les Carroz d'Araches

Bedrooms 2 **Bathrooms** 2

Floor area88.3 m²HeatingGasChimneyNoneSki accessSki busNearest skiing1 kmNearest shops200 mGarageSingle

DrainageMains drainsAnnual Taxes (est)2 143 €urosTaxe foncière1195.00 €urosAnnual charges3624.00 €uros

Number of lots 14
Procédure en cours No
Energy efficiency rating E (304)
CO2 emissions E (63)

Agency fees Paid by the seller

Property Description

Appt. du Val Renand is located on the 3rd floor of a residence built in the 1980s, situated in the heart of the ski resort of Les Carroz. However, the residence is slightly set back from the centre, offering the tranquility of the sector while remaining close to shops.

The residence's parking area is secured with barriers operated by remote control, and the apartment includes its own private garage. The building entrance is equipped with a coded access system.

On a practical note: The free ski shuttle bus stop is located right at the foot of the building.

The apartment was completely renovated with taste in 2013 using high-quality materials. It has never been rented out and is in perfect condition!

It offers 88.29 m² of living space (with a total usable area of 119 m²!). The layout includes:

An entrance with a WC and enough space to store coats and shoes.

A modern kitchen open to a very bright living room of over 30 m², where two French doors lead to a long south-facing balcony with stunning views of the Aravis mountains.

The upper floor features:

A large 25 m² bedroom designed for children, equipped with custom-built bunk beds and space for a sofa bed. The room also includes built-in wardrobes.

A hallway fully dedicated to storage, with a long wardrobe.

A shower room with a cabinet housing a washing machine and dryer.

A stunning master bedroom of 26 m². The room's high ceilings allowed for the installation of a raised platform, which features a double washbasin and a bath.

The apartment benefits from collective gas heating provided by the residence (heating and hot water included in the charges).

It is sold with a 14 m² private garage and a 6 m² storage cellar. All windows are equipped with electric shutters.

The property is covered by the copropriété rules.























