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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. du Val Renand

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

590 000 €uros



Contact

Contact **Aude Garnier** about this property.

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Key Features

Price	590 000 Euros
Status	FOR SALE
Last updated	20/06/2025
Area	Grand Massif
Location	Flaine & Les Carroz
Village	Les Carroz d`Araches
Bedrooms	2
Bathrooms	2
Floor area	88.3 m²
Heating	Gas
Chimney	None
Ski access	Ski bus
Nearest skiing	1 km
Nearest shops	200 m
Garage	Single
Drainage	Mains drains
Annual Taxes (est)	2 143 Euros
Taxe foncière	1195.00 Euros
Annual charges	3624.00 Euros
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.























