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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 Athena, A1

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

205 000 €uros



Contact

Contact **Aude Garnier** about this property.

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Key Features

Price	205 000 Euros
Status	FOR SALE
Last updated	03/11/2025
Area	Grand Massif
Location	Flaine & Les Carroz
Village	Les Carroz d`Araches
Bedrooms	1
Bathrooms	1
Floor area	41.7 m²
Heating	Gas
Ski access	Ski bus
Nearest skiing	1.5 km
Nearest shops	900 m
Drainage	Mains drains
Taxe foncière	729.00 Euros
Number of lots	32
Procédure en cours	No
Energy efficiency rating	F (420)
CO2 emissions	F (89)
Agency fees	Paid by the seller

Property Description

This apartment is located in a sought-after area of Les Carroz, which has gained popularity in recent years due to its peaceful and picturesque environment, while still being just a 3-minute drive from the centre. A bus stop for the free ski shuttles is only 300 meters from the residence.

The residence is well-maintained and benefits from a solid maintenance fund, which has allowed for numerous improvements, including new letterboxes, gutters, intercom systems, automatic outdoor lighting, and the creation of storage cellars.

For walking enthusiasts, it takes just 20 minutes on foot to reach the village!

This 41 m² apartment is located on the first floor of a small residence and is laid out as follows:

An entrance with a large cupboard

A bedroom with a double bed

A shower room with a toilet

An open-plan kitchen leading to the living area with a lounge space, where an alcove currently serves as a dining area but could be turned into a bedroom with the addition of a partition.

A small hallway extending from the living area serves as an sleeping area for bunk beds and gives onto a spacious east-facing terrace, where you can admire views of the Marcellly peak.

The apartment is sold fully furnished.

Maintenance fees include residence maintenance, green space upkeep, snow removal, as well as water and heating, thanks to the building's collective gas boiler!

It is sold with a parking space and a ski locker.

The property is covered by the copropriété rules.













