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Appt Edenbry

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

345 000 €uros



Contact

Contact **Aude Garnier** about this property.

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Key Features

Price	345 000 €uros
Status	FOR SALE
Last updated	25/03/2025
Area	Grand Massif
Location	Flaine & Les Carroz
Village	Les Carroz d`Araches
Bedrooms	2
Bathrooms	1
Floor area	42.5 m ²
Heating	Gas
Ski access	Ski bus
Nearest skiing	1.3 km
Nearest shops	750 m
Garage	Single
Drainage	Mains drains
Taxe foncière	789.00 €uros
Annual charges	3500.00 €uros
Number of lots	27
Procédure en cours	No
Energy efficiency rating	E (346)
CO2 emissions	E (72)
Agency fees	Paid by the seller

Property Description

Appt. Edenbry, located on the 2nd floor of a small residence built in 2005, was beautifully renovated in 2020 by its current owners. They successfully modernized the apartment while creating more space and sleeping areas by adding a mezzanine above the kitchen.

It is 52.37m² (9.85m² of which is under 1.8m) and consists of a bedroom that can accommodate a double bed, a bunk room currently used as an office and dressing room, a contemporary bathroom with a toilet, and a spacious modern kitchen open to a bright living area, featuring a central island for convivial moments. The mezzanine provides a third sleeping area. The south-facing terrace is perfect for enjoying the sun throughout the day while taking in the view of the Aravis mountains.

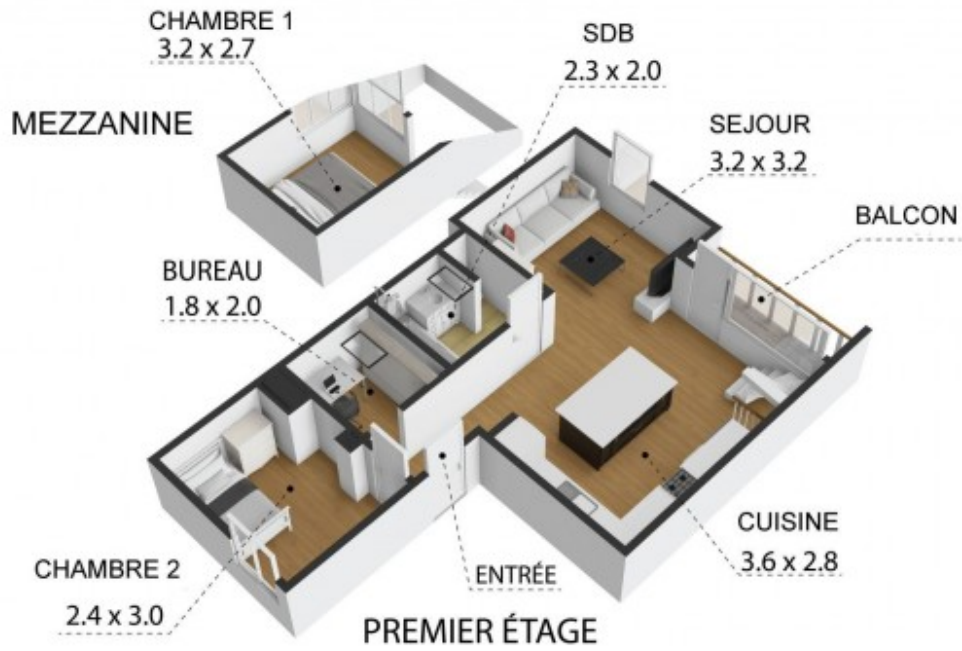
This apartment combines comfort and modernity, offering an ideal living space for both holidays and permanent residence.

It is sold with a basement cellar and a closed garage extending from it.

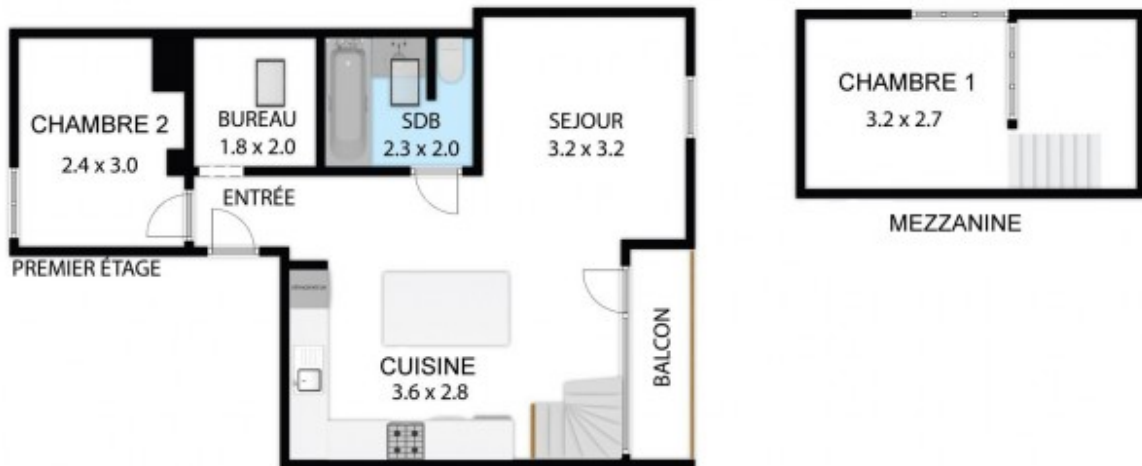
The management fees include water and heating.

A 10-minute walk is all it takes to reach the centre of Les Carroz, and the free ski shuttle bus stop is just 20 metres from the residence.

The property is covered by the copropriété rules.



Toutes les dimensions indiquées sont approximatives.
The plans shown are approximate and for information purposes only.



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