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# Appt Edenbry

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

**325 000 €uros**



## Contact

Contact **Aude Garnier** about this property.

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# Key Features

<b>Price</b>	325 000 Euros
<b>Status</b>	FOR SALE
<b>Last updated</b>	17/05/2025
<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>	42.5 m²
<b>Heating</b>	Gas
<b>Ski access</b>	Ski bus
<b>Nearest skiing</b>	1.3 km
<b>Nearest shops</b>	750 m
<b>Garage</b>	Single
<b>Drainage</b>	Mains drains
<b>Taxe foncière</b>	789.00 Euros
<b>Annual charges</b>	3500.00 Euros
<b>Number of lots</b>	27
<b>Procédure en cours</b>	No
<b>Energy efficiency rating</b>	E (346)
<b>CO2 emissions</b>	E (72)
<b>Agency fees</b>	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.

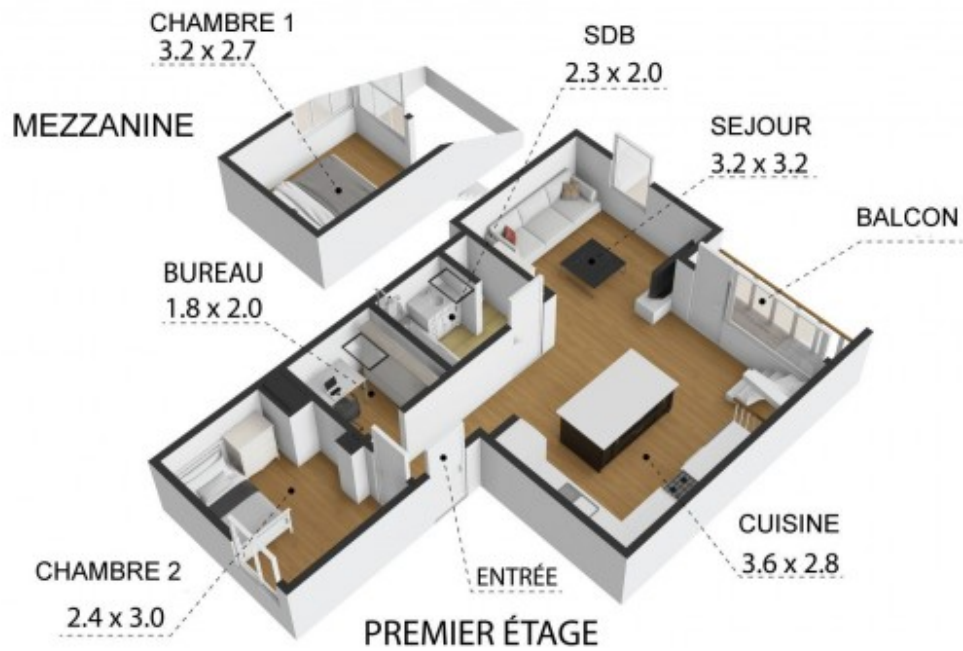
This apartment combines comfort and modernity, offering an ideal living space for both holidays and permanent residence.

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

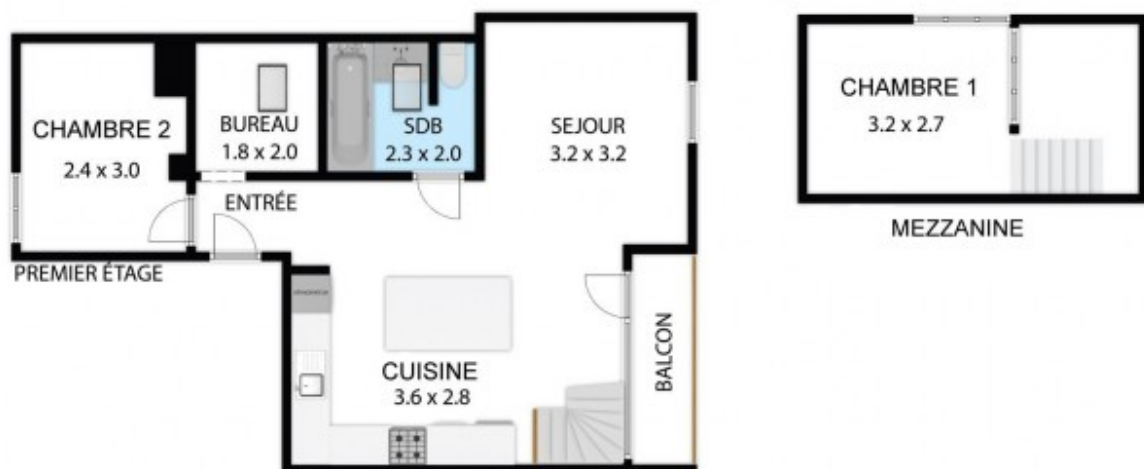
The management fees include water and heating.

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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