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## Appt. Cristal

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

**305 000 €uros**



## Contact

Contact **Aude Garnier** about this property.

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# Key Features

<b>Price</b>	305 000 Euros
<b>Status</b>	FOR SALE
<b>Last updated</b>	04/08/2025
<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>	42.8 m²
<b>Heating</b>	Underfloor heating
<b>Nearest skiing</b>	900 m
<b>Nearest shops</b>	100 m
<b>Garage</b>	Single
<b>Drainage</b>	Mains drains
<b>Annual charges</b>	1700.00 Euros
<b>Number of lots</b>	8
<b>Procédure en cours</b>	No
<b>Energy efficiency rating</b>	F (451)
<b>CO2 emissions</b>	F (14)
<b>Agency fees</b>	Paid by the seller

## Property Description

Appt. Cristal is a souplex located on the first floor of a small, intimate co-ownership of 8 apartments. It benefits from an ideal location with quick access to shops as well as tourist and sports activities:

The village centre is just 100m away

The free ski shuttle stop is 50m away

The sports centre and Aquacîmes (which offers a heated outdoor pool, sauna, hammam, and gym) are 500m away

The nursery, daycare, and skate park are only 50m away

Fully renovated in 2019, no further work is needed! It's a true mountain haven — both modern and cosy, with cleverly optimised spaces.

The entrance is on the first floor and opens onto a bright living room/kitchen area, where a large bay window provides access to a west-facing balcony with views of the Aravis mountains (the trees visible in the photo will soon be removed). The kitchen is very well equipped and offers plenty of storage space. A cleverly designed spiral staircase leads to the lower level without compromising space. There, you'll find a shower room with toilet and laundry area, along with two bedrooms — one of which has access to a terrace.

The living area is fitted with electric underfloor heating.

The residence offers private parking, and the apartment is sold with a large closed garage and an adjoining cellar.

The property is covered by the copropriété rules.















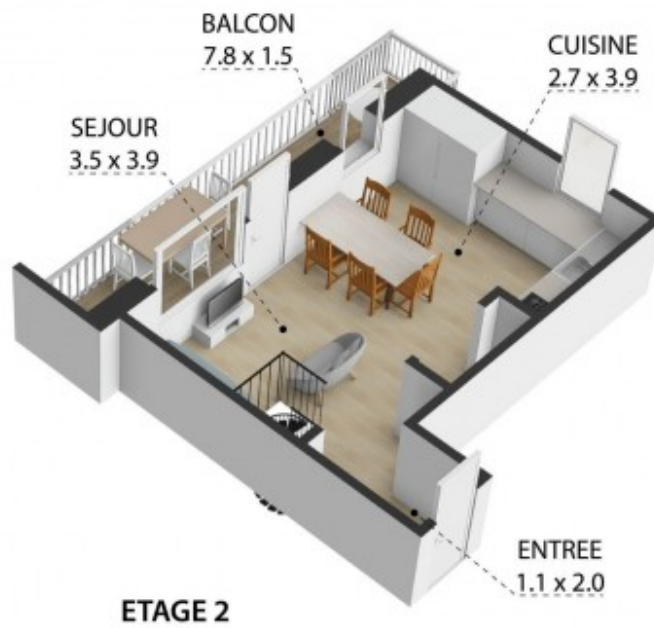








Toutes les dimensions indiquées sont approximatives.  
The plans shown are approximate and for information purposes only.



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