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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. Grand Cerf

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

799 000 €uros



Contact

Contact **Aude Garnier** about this property.

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Key Features

Price	799 000 Euros
Status	FOR SALE
Last updated	15/12/2025
Area	Grand Massif
Location	Flaine & Les Carroz
Village	Les Carroz d`Araches
Bedrooms	3
Bathrooms	2
Floor area	71.8 m²
Heating	Gas
Ski access	On piste
Nearest shops	500 m
Garage	Covered parking
Drainage	Mains drains
Taxe foncière	1231.00 Euros
Annual charges	2600.00 Euros
Number of lots	40
Procédure en cours	No
Energy efficiency rating	C (113)
CO2 emissions	C (22)
Agency fees	Paid by the seller

Property Description

Few apartments can boast so many of the features sought after by mountain lovers! Exceptional views, space, light, comfort, and above all, true ski-in/ski-out access.

Located on the 4th floor of the Grand Cerf residence—one of the finest architectural developments in Les Carroz, built in 2019—the apartment enjoys breathtaking views over the village, the valley, and the Aravis mountain range. It is filled with natural light thanks to large picture windows opening onto two balconies, one south-facing and the other west-facing. The contemporary alpine style brings comfort, warmth, and elegance, enhanced by high-end modern amenities. The ultimate luxury: a lift provides direct access to the Servages ski slope, allowing you to reach the gondola by ski in just a few minutes.

The 71m² apartment comprises an entrance hall with storage, a shower room with WC, a first bedroom with built-in storage and access to the west-facing balcony, a 30m² living area with a fully equipped kitchen and access to both balconies, a mountain sleeping area with bunk beds, and a second bedroom with its own shower room and WC, storage, and access to the south-facing balcony.

The property is sold with two ski lockers, one of which is equipped with a boot dryer, a cellar, and an underground parking space with an electric vehicle charging point. A shared bicycle storage room is also available to residents.

The Grand Cerf residence is a true success both architecturally and technically, combining aesthetics, comfort, high-quality materials, excellent energy performance, and premium facilities.

The property is covered by the copropriété rules.













