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## Appt. du Bois

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

**190 000 €uros**



## Contact

Contact **Aude Garnier** about this property.

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# Key Features

<b>Price</b>	190 000 Euros
<b>Status</b>	FOR SALE
<b>Last updated</b>	19/12/2025
<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>	27.5 m²
<b>Heating</b>	Electric radiators
<b>Ski access</b>	Ski bus
<b>Nearest skiing</b>	1.5 km
<b>Nearest shops</b>	1.5 km
<b>Garage</b>	None
<b>Drainage</b>	Mains drains
<b>Taxe foncière</b>	500.00 Euros
<b>Annual charges</b>	1885.00 Euros
<b>Number of lots</b>	90
<b>Procédure en cours</b>	No
<b>Energy efficiency rating</b>	E (325)
<b>CO2 emissions</b>	E (65)
<b>Agency fees</b>	Paid by the seller

## Property Description

Discover this charming two-bedroom apartment, renovated in 2007 and nestled in the heart of the Pré du Bois residence, in a peaceful and green setting.

The apartment is located on the 3rd floor of a residence set at the end of a cul-de-sac, offering a very quiet living environment and surrounded by numerous hiking trails—ideal for those seeking tranquillity. Enjoy the private balcony with no overlooking neighbours, offering lovely open views over the Grand Massif ski slopes.

The apartment offers an optimised living area of 32.33 m² (including 27.48 m² over 1.8m). It comprises an entrance hall with storage, a shower room, a WC, a fitted kitchen open onto the living area, and two interconnecting bedrooms.

It is sold furnished, with a ski locker and a cellar.

**Practical features:** the residence benefits from a shared bike storage room and numerous parking spaces.

Owners also enjoy free access to a tennis court within the residence.

In addition, the property is in close proximity to the treetop adventure park, the sports centre (including a gym and tennis courts), and Aquacîmes, where you can enjoy indoor and outdoor swimming pools and the spa, both summer and winter.

The village centre is just a 15-minute walk away, and the free ski shuttle bus stop is only 50 metres from the residence. As a bonus, this being the first stop on the line, you are guaranteed a seat!

The property is covered by the copropriété rules.





















