

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. Ancolie**

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

#### 225 000 €uros



### **Contact**

Contact Aude Garnier about this property.

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## **Key Features**

Price225 000 €urosStatusFOR SALELast updated22/12/2025AreaGrand Massif

Location Flaine & Les Carroz
Village Les Carroz d'Araches

Bedrooms 2 Bathrooms 1

Floor area 36.4 m<sup>2</sup>

**Heating** Electric radiators

Ski accessSki busNearest skiing500 mNearest shops50 m

GarageCovered parkingDrainageMains drainsTaxe foncière918.00 €uros

Number of lots 88
Procédure en cours No
Energy efficiency rating E (281)
CO2 emissions B (8)

**Agency fees** Paid by the seller

## **Property Description**

Succumb to the authentic charm and absolute comfort of this apartment nestled in the heart of the highly soughtafter Résidence des Fermes du Soleil in Les Carroz d'Arâches, a dynamic and family-friendly resort within the Grand Massif ski area. This prime location, a true hub for holidaymakers, promises unforgettable stays.

Sold under a commercial lease offering attractive rental returns and simplified management by Pierre & Vacances, the contract can be amended to allow the owner to enjoy a greater number of weeks of personal use.

Live at the heart of the resort and enjoy car-free holidays:

Forget the car and embrace total freedom. Located right in the centre, the apartment is an ideal base for families.

**Everything within walking distance:** Restaurants, shops and activities organised by the Tourist Office are just a 2-minute walk away.

**Easy access to the slopes:** The free ski shuttle stop, providing direct access to the gondola, is located at the foot of the residence.

**On-site amenities:** The ice rink and a convenience store are ideally located within the residence for maximum convenience.

A "Mountain Chalet" lifestyle with high-end services:

Immerse yourself in the warm alpine atmosphere of the apartment. After a day of exploring or skiing in the Grand Massif, relaxation awaits. As an owner, you will enjoy access to the residence's exclusive facilities:

**Ultimate relaxation:** Indoor swimming pool, sauna and jacuzzi. **Fitness and wellbeing:** A fitness room for the more active.

Sold fully furnished and equipped, the apartment has been designed with comfort and practicality in mind.

#### It comprises:

An entrance hall with built-in storage.

A fully equipped kitchen open onto a welcoming living area.

Two bedrooms, one of which has a private shower room.

A bathroom with bath and a separate WC.

A west-facing balcony.

The apartment is sold with essential features for a mountain investment:

A cellar for additional storage.

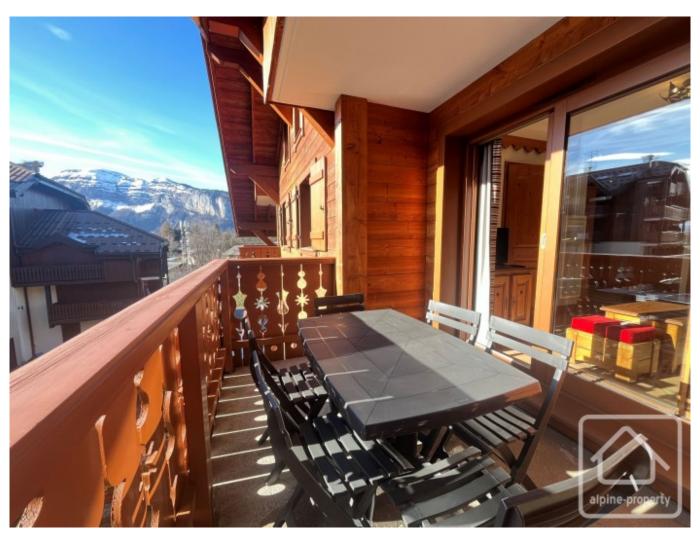
A dedicated ski locker.

An underground parking space.

A rare opportunity to acquire a turnkey, centrally located pied-à-terre in one of the most sought-after residences in the resort.

The property is covered by the copropriété rules.













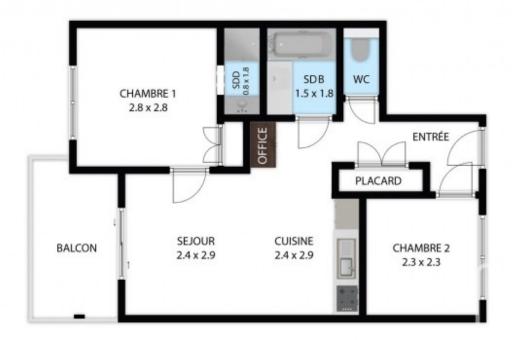












Toutes les dimensions indiquées sont approximatives.

The plans shown are approximate and for information purposes only.