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# Appt. Perce Neige

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

**312 000 €uros**



## Contact

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# Key Features

<b>Price</b>	312 000 €uros
<b>Status</b>	UNDER CONTRACT
<b>Last updated</b>	28/04/2026
<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>	2
<b>Floor area</b>	41.5 m <sup>2</sup>
<b>Heating</b>	Electric radiators
<b>Ski access</b>	Ski bus
<b>Nearest skiing</b>	800 m
<b>Garage</b>	Covered parking
<b>Drainage</b>	Mains drains
<b>Taxe foncière</b>	966.00 €uros
<b>Annual charges</b>	4000.00 €uros
<b>Number of lots</b>	88
<b>Procédure en cours</b>	No
<b>Energy efficiency rating</b>	D (206)
<b>CO2 emissions</b>	B (7)
<b>Agency fees</b>	Paid by the seller

## Property Description

Fall under the spell of the authentic charm and absolute comfort of this 41 m<sup>2</sup> apartment, nestled in the heart of the highly sought-after 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 meeting point for holidaymakers, promises unforgettable stays.

The apartment has benefited from a tasteful aesthetic renovation, allowing it to stand out from the apartments typically found in this residence and giving it a more modern and cosy feel. Great care has been taken with the décor and colour scheme, creating a true mountain cocoon.

Main renovations include repainting of the walls, wooden panelling and cupboard doors in the bathrooms and kitchen, which have also been upgraded with new quartz worktops and splashbacks.

### **Live to the rhythm of the resort and enjoy car-free holidays! :-**

Leave the car behind and enjoy complete 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:**

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

**Ultimate relaxation:** Indoor swimming pool, sauna and jacuzzi.

**Fitness & wellbeing:** A fully equipped gym for the more active.

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

It comprises:

An entrance hall with storage.

A fully equipped kitchen with induction hob and oven with microwave, opening onto a welcoming living area.

Two bedrooms, one of which has an en-suite shower room.

A bathroom with shower over the bath, and a washing machine/dryer.

A separate WC with hand basin.

A south-west facing balcony.

**The apartment is sold with essential assets for a mountain investment:**

A cellar for additional storage.

A dedicated ski locker.

An underground parking space.

The property is covered by the copropriété rules.















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