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## Appt. Carline

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

**340 000 €uros**



## Contact

Contact **Aude Garnier** about this property.

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# Key Features

<b>Price</b>	340 000 €uros
<b>Status</b>	FOR SALE
<b>Last updated</b>	29/04/2026
<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>	54.5 m <sup>2</sup>
<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>Drainage</b>	Mains drains
<b>Taxe foncière</b>	1052.00 €uros
<b>Annual charges</b>	2800.00 €uros
<b>Number of lots</b>	81
<b>Procédure en cours</b>	No
<b>Energy efficiency rating</b>	F (453)
<b>CO2 emissions</b>	F (94)
<b>Agency fees</b>	Paid by the seller

## Property Description

This duplex apartment, with a usable floor area of 62.25 m<sup>2</sup>, offers generous space and sleeping capacity well beyond the existing two bedrooms.

It is the result of merging two apartments, allowing it to benefit from two bathrooms and two WCs.

Located on the 5th floor of a residence in Pré du Bois, it enjoys stunning views over the village and the ski slopes, as well as morning sun exposure.

The Pré du Bois area is ideal for those who appreciate peace and nature without compromising on access to the village centre and sports activities. The sports centre, home to Acquaçime, tennis courts, a tree-top adventure park, and a gym, is right on the doorstep. The free ski shuttle stop is just 50 metres away, providing access to the village or the slopes in under 10 minutes.

The apartment features a spacious entrance hall with a cupboard, allowing all the family's belongings to be stored without cluttering the living areas. Acting as a true buffer zone, it also separates the living space from the former studio, now converted into a proper en-suite bedroom with its own bathroom and WC. The bedroom also includes a wardrobe and a mezzanine level, reminiscent of a treehouse, ideal for children.

On the other side of the entrance, a hallway fitted with modern built-in storage leads to the second bathroom, a separate WC, and the living area, where you'll find a practical, updated kitchen.

The recently replaced bay window enhances natural light and opens onto a 5 m<sup>2</sup> balcony, from which you can enjoy views of the village and the slopes.

This living space is all the more appealing thanks to its impressive ceiling height, which has allowed for the creation of a spacious mezzanine. With its generous proportions, it serves as a true additional room, where a second bedroom has been created using a movable partition that offers privacy while retaining flexibility of use.

The residence is very well managed and maintained, with plenty of outdoor parking spaces. It also benefits from a

private tennis court and a bike storage room.

The apartment is sold with two ski lockers and a cellar, all located within the same building.

The property is covered by the copropriété rules.



















