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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. Alpaga, C002

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

539 000 €uros



Contact

Contact **Aude Garnier** about this property.

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Key Features

Price	539 000 Euros
Status	FOR SALE
Last updated	19/04/2024
Area	Grand Massif
Location	Flaine & Les Carroz
Village	Les Carroz d`Araches
Bedrooms	3
Bathrooms	2
Floor area	86 m²
Land area	99 m²
Ski access	Ski bus
Nearest skiing	1 km
Nearest shops	300 m
Garden	Yes
Garage	Single
Drainage	Mains drains
Annual charges	1560.00 Euros
Number of lots	29
Procédure en cours	No
Energy efficiency rating	TBC
CO2 emissions	TBC
Agency fees	Paid by the seller

Property Description

Welcome to Alpaga, located at the entrance of Les Carroz in the Lays area. The village centre is accessible on foot in 15 minutes, and a small supermarket is just 5 minutes away.

This complex comprises 3 chalet-type buildings, with A and B already delivered and C currently being marketed.

With its mountain spirit, Alpaga meets the highest standards of energy efficiency and comfort, particularly complying with the RT2012 standard and acoustic regulations.

Building C is on a basement and consists of 13 apartments spread over 3 floors.

Regarding the apartments, large windows have been planned to allow maximum light entry.

The entrance, hallway, storage room, and bedrooms will be equipped with laminate flooring. The bathroom and WC will have ceramic stoneware tiles sized 60x60cm.

The kitchen will be equipped with Bosch appliances, including a combined refrigerator and freezer, dishwasher, oven, recycling extractor hood, and a 4-burner induction hob.

Here are some additional features: wooden exterior joinery with aluminum roller shutters, wooden interior doors, suspended toilet, videophone, elevator, and a communal bicycle storage room.

Finally, each apartment will have underfloor heating with its own condensing gas boiler and will have a private underground parking space, a cave, and a ski locker.

Apartment C002 is a spacious T4 of 85.96 sqm located on the ground floor.

It consists of an entrance with a cupboard and a corridor leading to a bedroom with a shower room, two other

bedrooms, a bathroom, a separate toilet, and a generous living room of 33 sqm with an equipped kitchen. The 20 sqm terrace facing south and the vast garden of 98 sqm are accessible from the living room.

All necessary guarantees are in place to protect your investment.

Delivery is scheduled for Spring 2024.

As it is a new construction, Notary fees are reduced (2.5%).

The property is covered by the copropriété rules.

















