

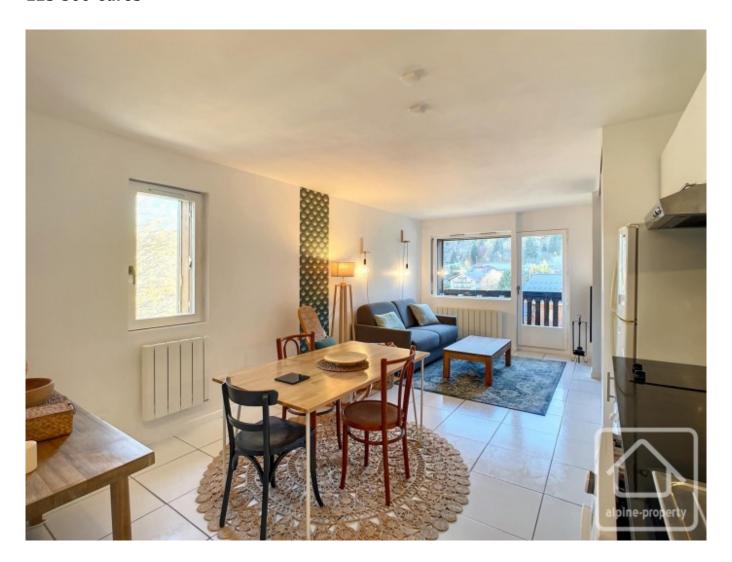
Alpine Property SAS au capital de 3 450 € - RCS Thonon les Bains 508 578 556 - siège: 153 chemin du Chargeau, 74110 Morzine, France - Titulaire de la Carte Professionnelle n° CPI 7401 2016 000 017 391 délivrée par la CCI de la Haute Savoie

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# **Studio Timalets**

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

#### 123 500 €uros



### **Contact**

Contact Aude Garnier about this property.

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# **Key Features**

**Price** 123 500 €uros

Status SOLD

Last updated 14/11/2022 Area Grand Massif

LocationFlaine & Les CarrozVillageLes Carroz d`Araches

Bathrooms 1

Floor area 26.8 m<sup>2</sup>

HeatingElectric radiatorsChimneyEnclosed fireSki accessSki busNearest skiing1.5 kmNearest shops1 km

DrainageMains drainsTaxe foncière431.00 €urosAnnual charges1200.00 €uros

Number of lots 40 Procédure en cours No Energy efficiency rating F (476) CO2 emissions C (21)

**Agency fees** Paid by the seller

## **Property Description**

Studio Timalets would make an ideal first property investment in the mountains. It was renovated in 2020 and offers a harmonious and welcoming space, thanks to the tastefully finishings and feature insert fireplace – a rare find in a smaller property.

The use of the space has been optimised and benefits from ample storage. The kitchen is fitted with a washing machine, dishwasher, 2-ring ceramic hob, extractor and a fridge.

The studio has as balcony with views of the pistes and is sold with a ski locker and a cave (additional storage). The heating is individual (electric radiators) but the water (hot and cold) is included in the service charges. There is plenty of resident's parking space outside the building.

The Bry area, where the apartment building is situated, is just 150m from the bus stop for the free ski bus. It is a 10 minute walk to the village and a 4 minute drive to reach the ski lift.

The studio has been rented out for less than a year and has already proven its worth as a rental investment.

The property is covered by the copropriété rules.

















