



**alpine-property**

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

Tel: +44 (0)208 123 2384

Email: [info@alpine-property.com](mailto:info@alpine-property.com)

Web: [www.alpine-property.com](http://www.alpine-property.com)

## Appt. Cyclamen

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

**193 500 €uros**



## Contact

Contact **Aude Garnier** about this property.

**Tel:** +33 6 62 69 12 72

**Email:** [aude@alpine-property.com](mailto:aude@alpine-property.com)

# Key Features

<b>Price</b>	193 500 Euros
<b>Status</b>	FOR SALE
<b>Last updated</b>	14/03/2024
<b>Area</b>	Grand Massif
<b>Location</b>	Flaine & Les Carroz
<b>Village</b>	Les Carroz d`Araches
<b>Bedrooms</b>	1
<b>Bathrooms</b>	1
<b>Floor area</b>	26.5 m²
<b>Heating</b>	Gas
<b>Ski access</b>	Ski bus
<b>Nearest skiing</b>	250 m
<b>Garage</b>	None
<b>Drainage</b>	Mains drains
<b>Taxe foncière</b>	572.00 Euros
<b>Annual charges</b>	2000.00 Euros
<b>Number of lots</b>	123
<b>Procédure en cours</b>	No
<b>Energy efficiency rating</b>	E (286)
<b>CO2 emissions</b>	E (60)
<b>Agency fees</b>	Paid by the seller

## Property Description

Appt Cyclamens is on the first floor of a building located in the heart of the village of Les Carroz.

It has undergone a complete and high-quality renovation, offering accommodation for 4 people and a beautiful living space.

The modern Alpine-style kitchen is equipped with a dishwasher, a refrigerator, a combination oven, an induction hob, and an extractor hood. It is open to the living room, which features a farmhouse table and a convertible sofa.

The French door opens onto a 5.31 m2 balcony facing south, equipped with a large cupboard and offering views of the Aravis mountains.

The bedroom accommodates a pullout bed and shelves. The modern bathroom is equipped with a shower and a toilet.

Heating and water are included in the charges.

The apartment is sold with a ski locker located on the ground floor of the building, a cellar, and access to the private parking of the residence.

The property is covered by the copropriété rules.







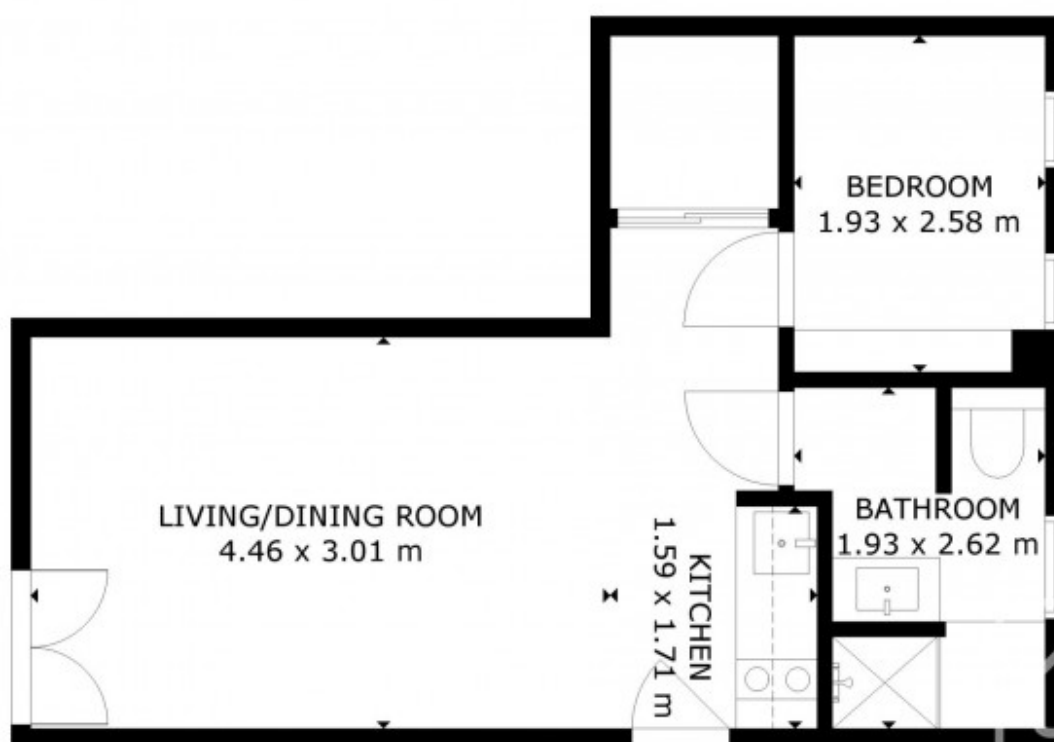












FLOOR 1

GROSS INTERNAL AREA  
TOTAL: 31 m<sup>2</sup>  
FLOOR 1: 31 m<sup>2</sup>  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY