



**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. Cosy

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

**315 000 €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>	315 000 Euros
<b>Status</b>	FOR SALE
<b>Last updated</b>	13/03/2024
<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>	1
<b>Floor area</b>	49.8 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>	808.00 Euros
<b>Annual charges</b>	3565.00 Euros
<b>Number of lots</b>	123
<b>Procédure en cours</b>	No
<b>Energy efficiency rating</b>	D (217)
<b>CO2 emissions</b>	D (46)
<b>Agency fees</b>	Paid by the seller

## Property Description

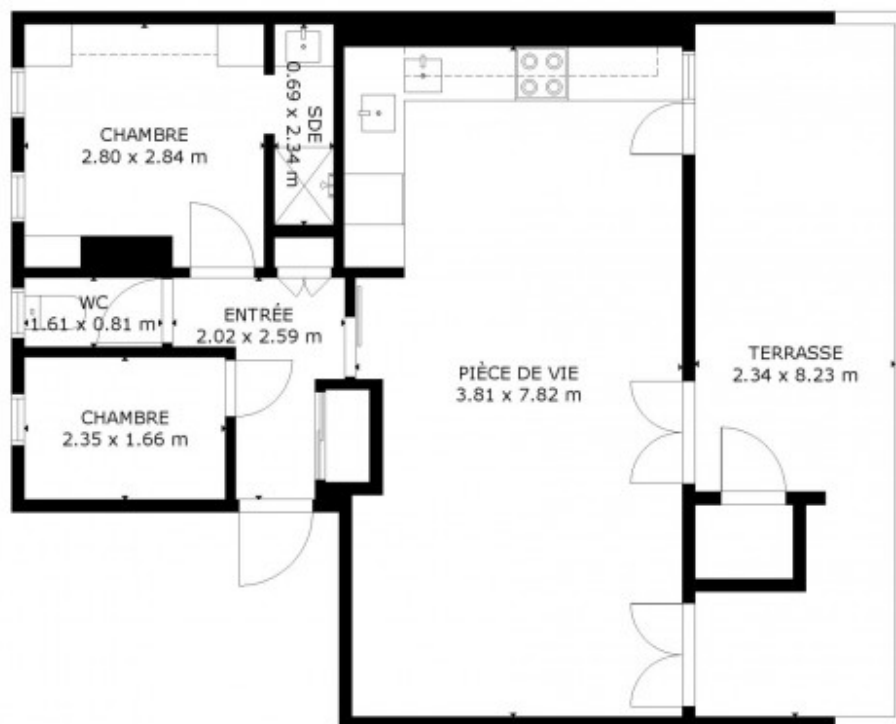
Apartment Cosy is on the first floor of a building located in the heart of the village of Les Carroz. Completely renovated with quality materials by its owners three years ago, it is the result of an elegant combination of modern and mountain styles.

The highlight of the living space is a 31 m2 area where a magnificent modern kitchen takes centre stage, bathed in light through three French doors that open onto a 16 m2 south-facing terrace, offering views of the Servages slope and the Aravis mountains.

The entrance features a large cupboard with hanging space and a second one accommodating shelves and a washing machine. It leads to bunk room, a separate toilet, and a double bedroom with an adjoining shower room. A sliding door separates the sleeping area from the main living space.

Heating and water are included in the charges. The apartment is sold with a ski locker located on the ground floor of the building and access to the private parking of the residence.

The property is covered by the copropriété rules.



REZ-DE-CHAUSSEE

SUPERFICIE  
TOTAL: 51 m<sup>2</sup>  
REZ-DE-CHAUSSEE: 51 m<sup>2</sup>  
SUPERFICIE EXCLUE TERRASSE: 19 m<sup>2</sup>  
LES DIMENSIONS SONT APPROXIMATIVES ET PEUVENT VARIER

















