

Spacious, centrally located 3 bedroom duplex apartment offering easy access to the Grand Massif ski area.



INFORMATION

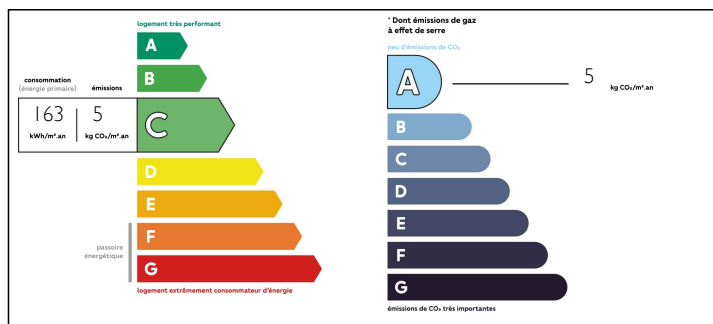
Town:	Arâches-la-Frasse
Department:	Haute-Savoie
Bed:	3
Bath:	3
Floor:	91 m2
Outside Space:	7 m2

IN BRIEF

This beautiful apartment is situated near the centre of Les Carroz providing convenient access to the numerous restaurants, shops and bars. The interior of the apartment is characterized by its bright and modern design, creating a welcoming living space. The sunny balcony is south-west facing and, being on the quieter side of the building, is shielded from any traffic noise, enhancing the overall appeal of this desirable property. *Les Carroz is one of the 5 resorts which make up the impressive Grand Massif ski domain.* Summary: 1st floor: • Entrance area: shower room with wc and basin • Open plan lounge with modern kitchen and dining area • South-west facing balcony 2nd floor: • Corridor • Double bedroom with ensuite bathroom (bidet, wash basin) & wardrobe • 2 bedrooms with twin beds & wardrobes • Bathroom with space for washing machine; basin • WC Plus: • Ski locker boot heaters • Cave • Private underground parking space *3 years remaining on builders' guarantee of works*



ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



DESCRIPTION

This large luxury three bedroom apartment is located in the 'Chalets de Léana' residence and it's possible to use the leisure centre on site. This includes a spa, indoor and outdoor pool, as well as hot tubs, saunes, steam and cardio rooms. However, please note that the apartment is freehold and not under any leaseback scheme. All the apartments in building G are freehold.

91 sq metres of habitable space, of which 12 sq m is under the eaves.

The impressive Grand Massif ski area is on your doorstep with access to its 265 km of snow-sure pistes.. The ski domain includes Les Carroz, Samoëns, Morillon and Flaine, which has a top ski station at 2500 metres on mostly north-facing slopes. Within walking distance from the apartment is the free beginners area in the village centre with a covered 'magic carpet'. The main ski lift is accessed either on foot or via the free and frequent ski bus service.

Les Carroz has an impressive range of restaurants, cafes and bars catering to all tastes as well as a wide selection of shops and other amenities, including a leisure complex with an indoor and outdoor swimming pool.

The village and surrounding mountains are equally popular in the summer with numerous activities to enjoy including walking, hiking, climbing, mountain biking, paragliding and lots more. There is also a fantastic toboggan run to enjoy.

Geneva 55 km.

LOCAL TAXES

Taxe foncière: 1251 EUR

Taxe habitation: 1548 EUR

NOTES