LEGGETT
IMMOBILIER INTERNATIONAL

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Ref: A48382JST74 Price: 325 000 EUR

agency fees to be paid by the seller

West-facing two bedroom apartment overlooking the pistes in Les Carroz for the Grand Massif

EXCLUSIVE







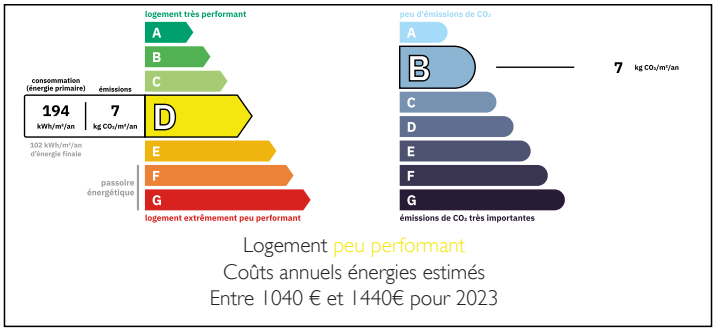








ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 1040 € et 1440€ pour 2023

INFORMATION

Town:	Arâches-la-Frasse
Department:	Haute-Savoie
Bed:	2
Bath:	2
Floor:	54 m2
Outside Space:	10 m2

IN BRIEF

The apartment, which is under a rental agreement, offers excellent ski-in/ski-out access, with a magic carpet directly in front of the property, making it an ideal choice for families looking for a convenient and hassle-free skiing experience.

It has been very well maintained and is in great condition, providing a comfortable and appealing base for holidays, while also offering the flexibility to enjoy personal use throughout the season

Set against a backdrop of beautiful mountain views, the property benefits from excellent facilities for holidaymakers.

Contact us for details about the rental agreement and guaranteed rental income

- Entrance corridor with storage cupboard
- Open plan living space with kitchen, dining &

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.

Casier à...

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DESCRIPTION

This spacious two bedroom apartment is located in the 4-star residence 'Chalets de Jouvence' residence in Les Carroz and was built in 2010.

The apartment is under rental lease with a guaranteed annual rental income and flexible arrangements for personal usage. Owners can also benefit from CGH's owner-exchange and booking arrangements, which allow them to stay at other CGH residences, subject to conditions and availability. **Please contact us for more details**

The residence offers a range of facilities for a comfortable and relaxing mountain holiday. Guests can enjoy a heated indoor swimming pool, jacuzzi, sauna, hammam, fitness room and Ô des Cimes spa, where massages and beauty treatments are available for an additional charge.

The impressive Grand Massif ski area is on your doorstep with access to its 265 km of 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. Opposite the apartment is the free beginners area in the village centre with a covered 'magic carpet'.

For the 2025/6 season the Gron ski lift was replaced which significantly improves the skiing experience in the Carroz/Morillon sector

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,...

NOTES

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