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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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Chalet Alpin

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

695 000 €uros



Contact

Contact **Aude Garnier** about this property.

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Key Features

Price	695 000 Euros
Status	UNDER CONTRACT
Last updated	05/04/2024
Area	Grand Massif
Location	Flaine & Les Carroz
Village	Les Carroz d`Araches
Bedrooms	4
Bathrooms	2
Floor area	82.5 m²
Detached	Yes
Heating	Electric radiators
Chimney	Wood burning stove
Ski access	Ski bus
Nearest skiing	500 m
Nearest shops	1 km
Garden	Yes
Drainage	Mains drains
Taxe foncière	1300.00 Euros
Annual charges	1226.00 Euros
Energy efficiency rating	G (462)
CO2 emissions	C (17)
Agency fees	Paid by the seller

Property Description

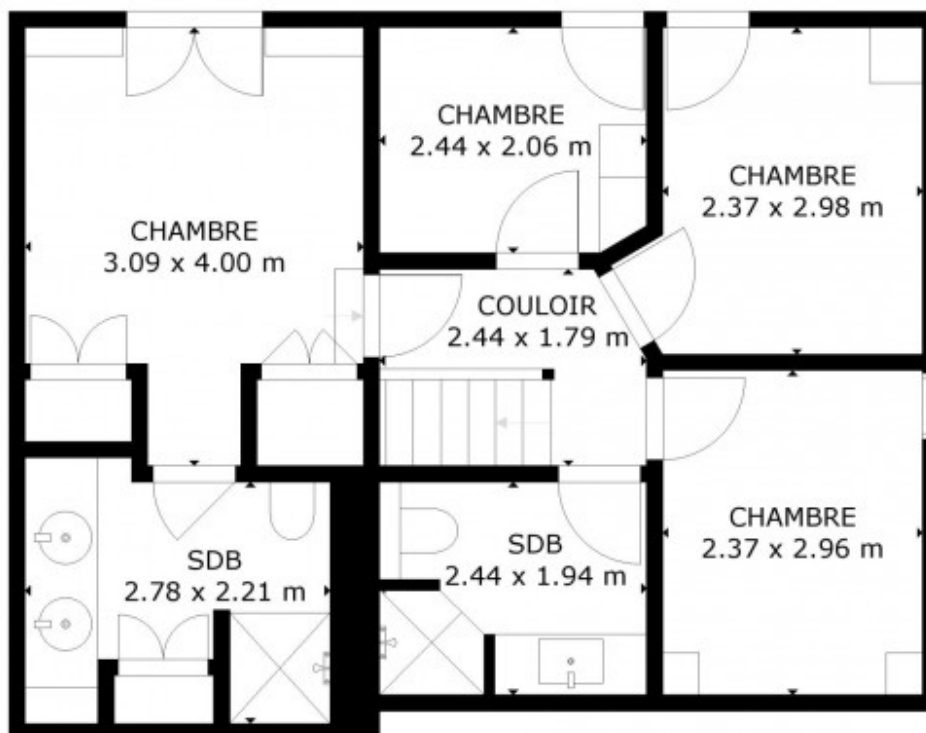
Located in the Grangettes area of Les Carroz within a small chalet development built in 1994, Chalet Alpin has since been tastefully fully renovated using high-quality materials. You will be charmed by the layout, which optimizes every space and utilises aged wood, bringing warmth, comfort, and authenticity to the chalet. Custom-made furniture has been meticulously crafted with care and passion by professionals who spared no detail in recreating the spirit of mountain alpine chalets—a feast for the eyes!

The chalet offers a total floor area of 99.16m2, with 82.45m2 official space under the Carrez Law (ie. over 1.8m high). It comprises:

The entrance leads into a bright living space with an open fully equipped kitchen and a split-level lounge/dining area. A mezzanine, a toilet, and a technical room, also functioning as a laundry area, complete this space. In addition to electric heating, a wood stove supplements the heating. From the balcony, one can enjoy views of the forest and mountains.

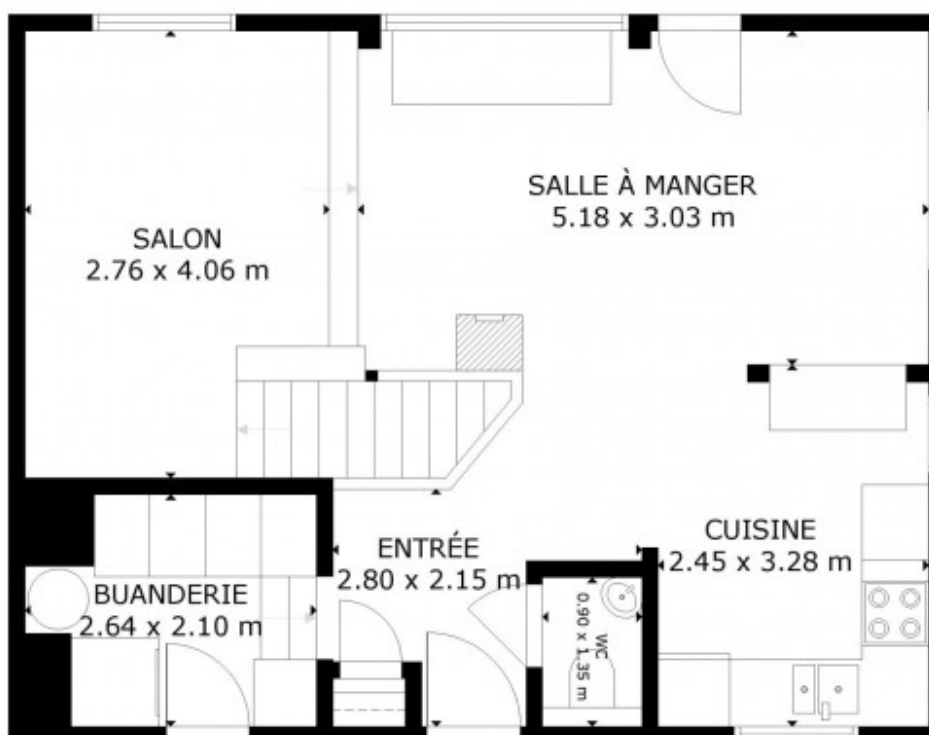
The lower level accommodates 3 double bedrooms, one of which is ensuite, a bunk bed cabin area, and a bathroom with a toilet. All bedrooms feature built-in wardrobes. From this level, there's access to a terrace and the garden. The chalet also includes a shelter for storing firewood and garden equipment.

The chalet is sold fully furnished.



SOUS-SOL

SUPERFICIE
TOTAL: 105 m²
SOUS-SOL: 51 m², REZ-DE-CHAUSSEE: 52 m²
LES DIMENSIONS SONT APPROXIMATIVES ET PEUVENT VARIER

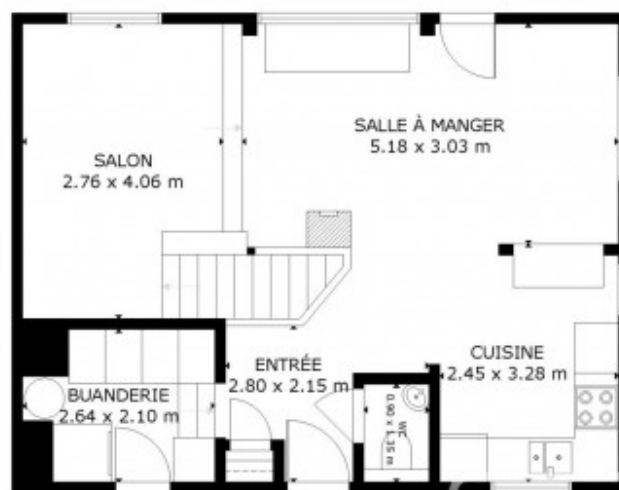


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SOUS-SOL



REZ-DE-CHAUSSÉE

SURFACE
TOTAL: 108 m²
SOUS-SOL: 51 m² REZ-DE-CHAUSSÉE: 57 m²
LES DIMENSIONS SONT APPROXIMATIVES ET PEUVENT VARIER























