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# Chalet La Falaise

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

**572 000 €uros**



## Contact

Contact **Liz Owens** about this property.

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# Key Features

<b>Price</b>	572 000 Euros
<b>Status</b>	SOLD
<b>Last updated</b>	01/10/2012
<b>Area</b>	Grand Massif
<b>Location</b>	Flaine & Les Carroz
<b>Village</b>	Les Carroz d`Araches
<b>Bedrooms</b>	4
<b>Bathrooms</b>	2
<b>Floor area</b>	87 m²
<b>Detached</b>	Yes
<b>Chimney</b>	Wood burning stove
<b>Nearest skiing</b>	1 km
<b>Nearest shops</b>	1 km
<b>Garage</b>	Single
<b>Drainage</b>	Mains drains
<b>Annual Taxes (est)</b>	2 242 Euros
<b>Energy efficiency rating</b>	F (391)
<b>CO2 emissions</b>	TBC
<b>Agency fees</b>	Paid by the seller

## Property Description

This aptly named wooden chalet (Chalet 'Cliff') perches on the mountainside, overlooking the Giffre valley below and has uninterrupted, stunning views across to the dramatic Aravis mountain range opposite. This is surely one of the most impressive, sought-after views in the up and coming resort of Les Carroz. The chalet is just a short walk from the ski bus stop (100m) and is perfectly located on the way out of Les Carroz, heading up to Flaine just 10 mins away for high altitude skiing.

The chalet has a wooden decking along its length and a further terrace area at the side from which to enjoy these incredible views and outdoor dining in the summer. A large cave in the basement occupies the entire footprint of the chalet with plenty of space for storage and could be developed further. There is a single underground garage and a further parking space.

The chalet itself comprises: on the ground floor, a large entrance off which is a shower room with wc, a large fully equipped kitchen with attractive archway into a dining area and cosy lounge with centrally positioned log burner and large windows facing the views and leading onto the decking and terrace. The wooden staircase in the hallway leads up to 4 bedrooms, two double, two twin, and a bathroom. The 2 double bedrooms lead out onto a wooden balcony once again overlooking the incredible views.



































