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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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Les Airelles

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

1 300 000 €uros



Contact

Contact **Liz Owens** about this property.

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Key Features

Price	1 300 000 Euros
Status	SOLD
Last updated	30/07/2012
Area	Grand Massif
Location	Flaine & Les Carroz
Village	Les Carroz d`Araches
Bedrooms	9
Bathrooms	8
Floor area	320 m²
Land area	540 m²
Detached	Yes
Chimney	Enclosed fire
Ski access	On piste
Nearest shops	100 m
Garden	Yes
Drainage	Mains drains
Energy efficiency rating	F (391)
CO2 emissions	TBC
Agency fees	Paid by the seller

Property Description

Les Airelles offers the opportunity to convert a small hotel into a fantastically located luxury ski in / ski out chalet, with 5 ensuite bedrooms and an owner's apartment. The hotel at present consists of 8 bedrooms and 8 en-suites, with an attic converted into a small apartment where the owners stay. It has a sensational location at the bottom of the slopes right next to the drag lift (Figaro) that gives easy access to the main lift ascending to 1800m and the whole of the Grand Massif ski area. It is opposite the beginners slopes, also the venue for many of the evening activities such as lugeing, airboarding, ski joering and hot air ballooning. There are few properties on the slopes in Les Carroz and as such this is truly a rarity.

This Swiss chalet style property has all amenities on its doorstep including the doctor's surgery, ski schools, shops, restaurants and banks.

The building itself comprises in the basement an office, wine cellar, boiler room/stock room, laundry room, cloakroom and has an exit to outside. The ground floor consists of an entrance hall leading to a bar area with staircase to the basement, dining area with open fireplace, separate wc and professional kitchen with external door leading to the mazot (decorative storage shed) for additional storage of kitchen equipment. An external staircase, under the cover of the roof, leads to the first floor where there is a linen room off the balcony and the entrance to the lobby off of which are 4 en-suite bedrooms, 2 recently renovated. An internal staircase then leads to the 2nd floor where there are a further 4 en-suite bedrooms, 2 of which have just completed renovation. On a 3rd floor there is the converted attic with bedroom, shower facility, wc and storage.

The property has 4 covered parking spaces and 4 further spaces. There are 2 wooden terraces, one on the entrance side and a further raised one at the bottom of the ski slopes from where one can watch people skiing.

There is the opportunity to purchase, in addition, the 3 chalets in front of the hotel which could be run on a self catered basis. For further details please contact Liz.























