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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 Tranquille

Saint Sigismond, Flaine & Les Carroz, Grand Massif

480 000 €uros



Contact

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Key Features

Price	480 000 Euros
Status	SOLD
Last updated	12/09/2012
Area	Grand Massif
Location	Flaine & Les Carroz
Village	Saint Sigismond
Bedrooms	4
Bathrooms	2
Floor area	170 m ²
Land area	1400 m ²
Detached	Yes
Heating	Underfloor heating
Chimney	Open fire
Ski access	Ski bus
Nearest skiing	8 km
Nearest shops	8 km
Garden	Yes
Garage	Double
Drainage	Septic tank
Annual Taxes (est)	1 616 Euros
Energy efficiency rating	D (191)
CO2 emissions	TBC
Agency fees	Paid by the seller

Property Description

This is a very light and airy chalet with floor to ceiling windows to maximise the natural daylight from its south facing orientation. It is down a beautiful quiet lane in a village outside Les Carroz. It overlooks the valley below and has stunning views of the surrounding mountains beyond the non constructible fields opposite. It has the luxury of a relatively flat garden which is fenced and lawned and 1400m² of land overall.

Away from the hustle and bustle of the resort, it is just a 12 minute drive to the alpine resort of Les Carroz with its 265km of skiing in the Grand Massif and 5 minutes from the cross country ski area of Agy above. It is also just 10 minutes from the town of Cluses with its station, shops, banks, restaurants, supermarkets and all year round activity.

It comprises on the lower ground floor of an entrance hall, off of which is a laundry room, cave and 2 garages. The upper ground floor comprises a large open plan living area (41m²) of kitchen (with larder), dining and living areas with chimney and low temperature underfloor heating throughout, a separate wc, office (or further bedroom), the master bedroom and ensuite with therapeutic jacuzzi bath. A wooden balcony runs the length of the chalet and there is an al fresco, covered dining area at one end.

On the top floor are the remaining 3 bedrooms, 2 of which enjoy fabulous panoramic views to the front and share a wooden balcony, a family bathroom and another separate wc.



















