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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 Le Pacalou

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

1 240 000 €uros



Contact

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Key Features

| | |
|---------------------------------|----------------------|
| Price | 1 240 000 Euros |
| Status | SOLD |
| Last updated | 30/07/2014 |
| Area | Grand Massif |
| Location | Flaine & Les Carroz |
| Village | Les Carroz d`Araches |
| Bedrooms | 5 |
| Bathrooms | 2 |
| Floor area | 212 m² |
| Land area | 540 m² |
| Detached | Yes |
| Chimney | Open fire |
| Nearest skiing | 100 m |
| Nearest shops | 100 m |
| Garage | Covered parking |
| Drainage | Mains drains |
| Energy efficiency rating | D (191) |
| CO2 emissions | TBC |
| Agency fees | Paid by the seller |

Property Description

Set in the heart of the village, a stone's throw from all local amenities, but away from the hustle and bustle, down a quiet no-through road, this chalet has a prime location with stunning uninterrupted views. It is just a short walk to the slopes and enjoys the musical sound of the river running alongside. It has a south facing sunny aspect looking across to the Aravis mountain range opposite.

It was built in 2011 to a high standard by a reputable local builder using larch and requires no further treatment. The roof is tiled with traditional alpine wooden tiles. There is gas-fired underfloor heating and hot water. The property has 4 parking spaces, 2 of which are covered.

The chalet is built on 3 levels and comprises on the lower level: an entrance with toilet, then down a couple of steps to a large games room, a services/laundry room, 2 bedrooms and a terrace overlooking the mountain stream. There are further steps leading to a basement cellar for storage of skis, wood and wine. The upper ground floor consists of a large light and airy lounge/dining area with cosy fireplace constructed with old wood and stone, and an open plan kitchen leading onto a covered south facing balcony. There is also a toilet, 2 bedrooms, also with access to a south facing balcony, and a bathroom on this level. On the top floor is the parental suite with bedroom, dressing room, mezzanine over one of the lower floor bedrooms, office area, storage cupboard and bathroom.























