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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

Contact **Liz Owens** about this property.

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Key Features

Price	1 240 000 €uros
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.























