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Ferme La Cortiena

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

895 000 €uros



Contact

Contact **Liz Owens** about this property.

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Key Features

Price	895 000 Euros
Status	SOLD
Last updated	14/12/2015
Area	Grand Massif
Location	Flaine & Les Carroz
Village	Les Carroz d`Araches
Bedrooms	7
Bathrooms	5
Floor area	280 m²
Land area	1490 m²
Detached	No
Chimney	Wood burning stove
Ski access	Ski bus
Nearest skiing	2.5 km
Nearest shops	800 m
Garden	Yes
Garage	Covered parking
Drainage	Mains drains
Taxe foncière	2100.00 Euros
Energy efficiency rating	TBC
CO2 emissions	TBC
Agency fees	Paid by the seller

Property Description

La Cortiena Mountain Lodge is a truly welcoming and comfortable haven, embracing both rustic and modern, where the charm of a typical Savoyard farmhouse combines with the originality of the renovations carried out by the owners, fans of high quality materials. Run successfully as a chalet for over 10 years, it is the ideal place for ski, mountain and authenticity lovers.

It offers not only luxury and comfort but also various opportunities for a considerable return on the investment either by:-

Running it as a chalet, as a whole or in various flexible parts, weekly or for the whole season;

Or:

Renting it out - it has previously been rented out to a ski company for over 30,000€ for the season!

In addition, thanks to the recent abolition of certain building restrictions, a further chalet could now be built on the land, with magnificent views (artist's impression of such a chalet is in the photo gallery along with the view). Architect's plans have been drawn up and approved in principle by the town council for a 120m2 chalet.

Nestled in the hillside above the village of Araches (just below the resort of Les Carroz), just 2 minutes drive from the ski slopes of the Grand Massif and 5 minutes on foot from the bakery and ski shuttle bus stop, with a private driveway leading to 5 open parking spaces and 2 spaces in a carport, La Cortiena greets you from its flowery, south facing terrace.

There is a project to build a new lift from the valley bottom up to within 900m of the chalet. It will arrive before the village and carry on up to the top of the main telecabine before continuing on up to Flaine. This will massively reduce traffic coming up the mountain and passing through the village.

A detailed description of the interior (floorplans in the photo gallery) is available upon request.

















