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# Ferme La Cortiena

**Les Carroz d`Araches, Flaine & Les Carroz, Grand Massif**

**895 000 Euros**



## Contact

Contact **Liz Owens** about this property.

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# Key Features

<b>Price</b>	895 000 Euros
<b>Status</b>	SOLD
<b>Last updated</b>	14/12/2015
<b>Area</b>	Grand Massif
<b>Location</b>	Flaine & Les Carroz
<b>Village</b>	Les Carroz d`Araches
<b>Bedrooms</b>	7
<b>Bathrooms</b>	5
<b>Floor area</b>	280 m <sup>2</sup>
<b>Land area</b>	1490 m <sup>2</sup>
<b>Detached</b>	No
<b>Chimney</b>	Wood burning stove
<b>Ski access</b>	Ski bus
<b>Nearest skiing</b>	2.5 km
<b>Nearest shops</b>	800 m
<b>Garden</b>	Yes
<b>Garage</b>	Covered parking
<b>Drainage</b>	Mains drains
<b>Taxe foncière</b>	2100.00 Euros
<b>Energy efficiency rating</b>	TBC
<b>CO2 emissions</b>	TBC
<b>Agency fees</b>	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 120m<sup>2</sup> 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.



RDC

















