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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 Ruisseau

Arâches la Frasse, Flaine & Les Carroz, Grand Massif

498 000 €uros



Contact

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Key Features

Price	498 000 Euros
Status	SOLD
Last updated	26/02/2016
Area	Grand Massif
Location	Flaine & Les Carroz
Village	Arâches la Frasse
Bedrooms	5
Bathrooms	3
Floor area	171 m²
Land area	3823 m²
Detached	Yes
Ski access	Ski bus
Nearest skiing	5 km
Nearest shops	4 km
Garden	Yes
Garage	Single
Drainage	Mains drains
Taxe foncière	1271.00 Euros
Energy efficiency rating	TBC
CO2 emissions	TBC
Agency fees	Paid by the seller

Property Description

Situated in the village of La Frasse, just 5kms from the resort of Les Carroz, this chalet enjoys fabulous uninterrupted views across its vast, sloping south west facing land at the back of the property to the Aravis mountains range opposite.

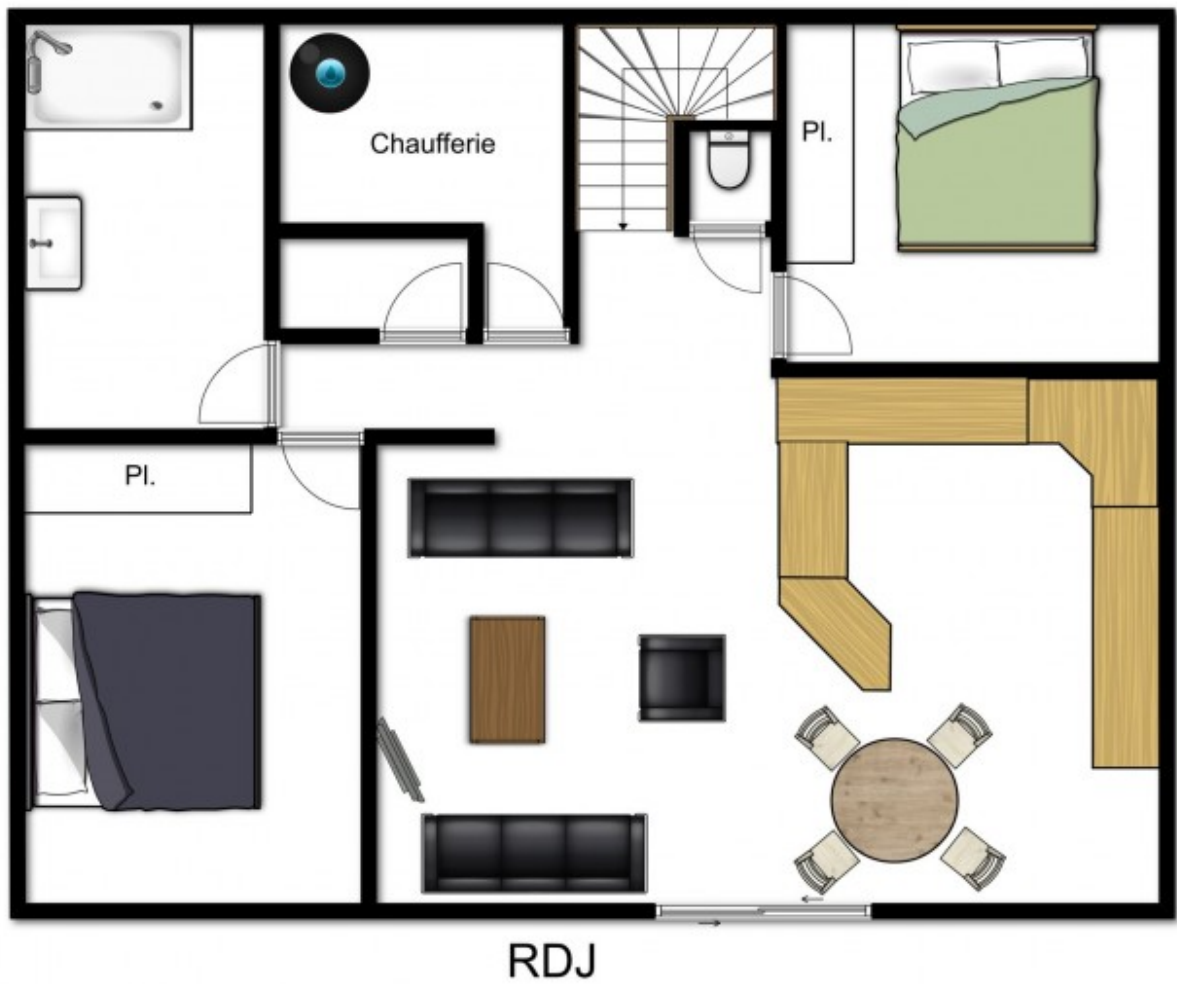
It has been run as a gite on the top floor as well as part of the upper ground floor which has also been used as a clinic with waiting room, the owners' living accommodation being on the lower ground floor.

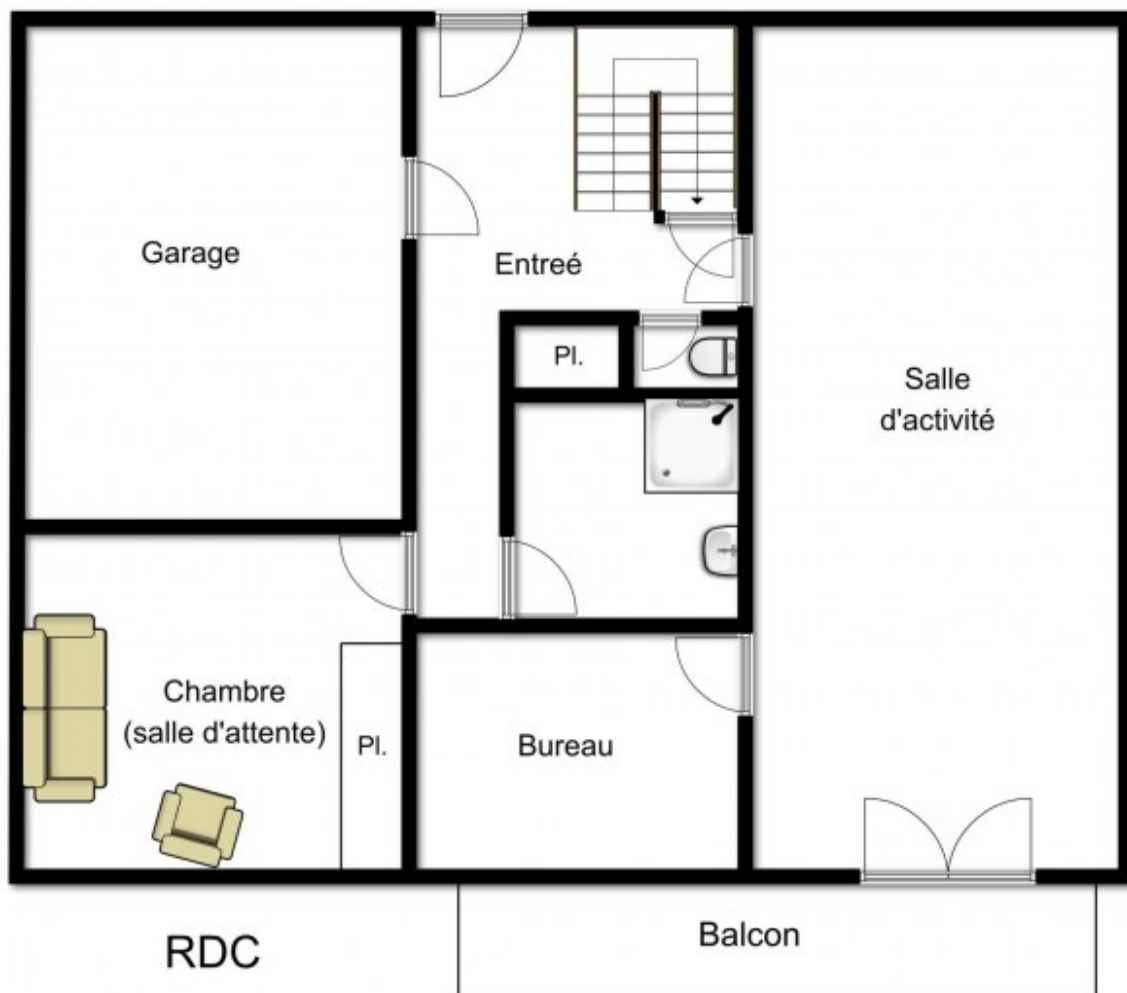
The property was built in '98 and has double glazing, optimal insulation (with a energy rating of D), mains drainage and geothermal underfloor heating thus reducing considerably the annual energy bills. Being just off the road, there are no issues with snow removal, leaving just the ample parking area in front of the house to be cleared.

The owners' apartment on the lower ground floor comprises 2 bedrooms, a recently renovated bathroom with Italian shower, a boiler room, separate wc, fully equipped kitchen open onto the living room with double doors out to a fenced off garden. Provision has been made in the lounge for a fireplace.

The upper ground floor consists of the main entrance, access to the garage, a separate wc, shower room, waiting room/bedroom, 25m2 clinic room with doors onto a balcony, off of which is an office.

The top floor comprises 2 bedrooms, a kitchen/living room, separate wc and bathroom.







Etage























