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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 du Pontet

Arâches la Frasse, Flaine & Les Carroz, Grand Massif

750 000 €uros



Contact

Contact **Aude Garnier** about this property.

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Key Features

Price	750 000 Euros
Status	SOLD
Last updated	21/06/2021
Area	Grand Massif
Location	Flaine & Les Carroz
Village	Arâches la Frasse
Bedrooms	5
Bathrooms	3
Floor area	175.8 m²
Land area	516 m²
Detached	Yes
Heating	Underfloor heating
Chimney	Enclosed fire
Ski access	Ski bus
Nearest skiing	5.5 km
Nearest shops	2.4 km
Garden	Yes
Drainage	Mains drains
Energy efficiency rating	E (268)
CO2 emissions	C (13)
Agency fees	Paid by the seller

Property Description

Chalet du Pontet was constructed 10 years ago by a reputable local carpentry-building company. The chalet enjoys a peaceful location and uninterrupted views of the Aravis mountain range. The nearest properties are 2 chalets constructed by the same builder, forming part of a small shared co-owned area, benefitting from a large tarmacked parking and turning space.

With a total floor area of 198,92 m2 and a habitable floor area of 175.8m2, the chalet is on 3 levels and comprises:

Ground floor: entrance into a corridor leading to a study, WC, utility/ski boot room, and on into a beautiful, 57m2 open plan, L-shaped living space. There is a contemporary fitted kitchen with central island unit – perfect for informal dining with family and friends. The more formal dining area and lounge are arranged around a feature fireplace with built-in fire. Two glazed doors open onto the large balcony. There is honey coloured oak flooring in the main living area and a stone tiled floor in the kitchen.

First floor: 3 attractive bedrooms; one of which is en-suite and two with balcony access. A family bathroom with bath, shower and WC completes this floor.

Garden level (lower ground floor): two further bedrooms, one of which is en-suite, separate spacious bathroom with walk-in shower, spa-bath, WC and sauna!

Both the ground floor and garden level have underfloor heating, whilst the first floor bedrooms have individual radiators.























