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Chalet Grangette

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

495 000 €uros



Contact

Contact **Aude Garnier** about this property.

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Key Features

Price	495 000 Euros
Status	SOLD
Last updated	29/06/2020
Area	Grand Massif
Location	Flaine & Les Carroz
Village	Les Carroz d`Araches
Bedrooms	3
Bathrooms	1
Floor area	52.4 m²
Detached	Yes
Heating	Electric radiators
Chimney	Wood burning stove
Ski access	Ski bus
Nearest skiing	700 m
Nearest shops	1.2 km
Garden	Yes
Garage	Single
Drainage	Mains drains
Taxe foncière	811.00 Euros
Annual charges	900.00 Euros
Energy efficiency rating	G (450)
CO2 emissions	C (22)
Agency fees	Paid by the seller

Property Description

The chalet is situated in a charming development in the Grangettes area of Les Carroz and benefits from an elevated position, overlooking the other chalets. It is surrounded by a flat, garden area and has ample outdoor parking plus a lockable garage, with an internal door to the chalet. Outside, there is also a charming, new 8m2 mazot (traditional Savoyard outbuilding) which is insulated and connected to the electricity supply.

With a total floor area of 69.02m2 (52.46m2 habitable plus a further 16.56m2 of useable floor space), the chalet comprises:

Entrance with door to garage (16.22m2 with 2 windows), under-eaves area converted to dormitory bedroom, separate WC, open plan living space (23.09m2) with open plan, made-to-measure kitchen. The original 'crepi' wall finish used in the living room has been covered with timber cladding which, combined with the feature log burner, adds a warm and welcoming ambiance to the chalet. A glazed door off the living area opens onto the south facing terrace and flat garden.

The first floor comprises 3 bedrooms with built in cupboards, plus a completely renovated bathroom with bath, shower and WC. All of the flooring on this level has recently been replaced with wooden, clic-flooring.

There is potential to further develop the chalet by converting the 16m2 garage to provide additional accommodation and creating an adjacent carport.

In winter, the free ski bus stops close to the chalet.























