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Chalet Du Gron

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

1 190 000 €uros



Contact

Contact **Aude Garnier** about this property.

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Key Features

Price	1 190 000 €uros
Status	SOLD
Last updated	06/09/2021
Area	Grand Massif
Location	Flaine & Les Carroz
Village	Les Carroz d`Araches
Bedrooms	4
Bathrooms	4
Floor area	150 m ²
Land area	486 m ²
Heating	Underfloor heating
Nearest skiing	400 m
Nearest shops	30 m
Garden	Yes
Garage	Covered parking
Drainage	Mains drains
Energy efficiency rating	TBC
CO2 emissions	TBC
Agency fees	Paid by the seller

Property Description

The Chalet du Gron is a rarity in Les Carroz : it is hidden from everything, yet is in a remarkably quiet location, right in the heart of the village and still enjoys 180 degree views of the slopes and the Aravis mountains.

It is an 80s chalet but has just been completely renovated inside by its owners who have not skimped on the design and materials. They engaged a young architect who has brought modernity to the chalet by mixing old with modern materials.

The entrance has numerous cupboards and opens onto a large L-shaped living area with a fully equipped and modern kitchen and a lounge with made to measure tv/bookcase unit. Large windows and doors reveal the stunning views and give access onto a large south, south-west facing terrace/balcony.

There is also a bathroom with toilet, and a small bedroom on this level. The bedroom could be an office or games room. A glass fronted mezzanine overlooks the kitchen. There is also an attic for storage.

On the lower floor, a long corridor with integrated cupboards accesses a toilet, a laundry room, 2 ensuite bedrooms and a parental suite with office, bathroom and walk-in wardrobe. The bedrooms on this floor lead onto a terrace.

On the same floor, a small storage room for ski gear, bikes and gardening equipment, is accessed from the terrace.

The sloping garden overlooks a small river.

It is possible to extend the chalet.

The 4 underground parking spaces are in the development next door (the lift exit is just 20m from the chalet).

The electricity and plumbing have been entirely redone. A lovely wooden laminate covers the floors in the living area whilst tiles have been used in the bathrooms and toilets. There is underfloor heating.























