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Tel: +44 (0)208 123 2384

Email: [info@alpine-property.com](mailto:info@alpine-property.com)

Web: [www.alpine-property.com](http://www.alpine-property.com)

# Chalet Vuargne

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

**436 000 €uros**



## Contact

Contact **Aude Garnier** about this property.

**Tel:** +33 6 62 69 12 72

**Email:** [aude@alpine-property.com](mailto:aude@alpine-property.com)

# Key Features

<b>Price</b>	436 000 Euros
<b>Status</b>	SOLD
<b>Last updated</b>	30/08/2021
<b>Area</b>	Grand Massif
<b>Location</b>	Flaine & Les Carroz
<b>Village</b>	Les Carroz d`Araches
<b>Bedrooms</b>	2
<b>Bathrooms</b>	1
<b>Floor area</b>	75 m²
<b>Land area</b>	675 m²
<b>Detached</b>	Yes
<b>Heating</b>	Electric radiators
<b>Chimney</b>	Wood burning stove
<b>Nearest skiing</b>	1.5 km
<b>Nearest shops</b>	3.5 km
<b>Garden</b>	Yes
<b>Drainage</b>	Septic tank
<b>Taxe foncière</b>	673.00 Euros
<b>Energy efficiency rating</b>	E (283)
<b>CO2 emissions</b>	C (12)
<b>Agency fees</b>	Paid by the seller

## Property Description

Whether you're looking for a place where you can get away from it all, re-energise and enjoy holidays in the mountains, or for a permanent home in an exceptional location, then this chalet could be for you !

Situated at 1300m altitude in an alpine setting, the chalet offers modern comforts and easy access to the village and ski lifts. Originally an alpage chalet, it was renovated throughout 7 years ago.

The property comprises:

Entrance into the open plan living space with modern fitted kitchen. Cellar/utility room off the kitchen and a separate WC. The living room is bathed in natural light and doors open onto a beautiful terrace with panoramic views of the surrounding mountains. There is a recently fitted wood burning stove in the lounge area.

On the first floor there is a mezzanine, large shower room and 2 bedrooms, both with balcony access.

The chalet, which has been built over a solid base with 'vide sanitaire' (small space beneath), has ample parking just below the chalet. Some of the land is situated below the chalet where there is a covered storage area.

The old Sarbotte ski run passes below the chalet. It is no longer a marked piste but it is still used by the local inhabitants who wish to return to their chalets on skis in the wintertime and by walkers in the summer. It provides a link between Les Molliets and the village of Les Carroz and also leads to numerous walking trails. From the chalet, you can hear the gentle sound of running water running over the rocks of the Torrent de l'Epine waterfall.

The property is accessible from the main road by a communal lane which is cleared of snow in the winter.























