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Demi Chalet Genevrier

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

450 000 €uros



Contact

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Key Features

Price	450 000 Euros
Status	SOLD
Last updated	07/02/2022
Area	Grand Massif
Location	Flaine & Les Carroz
Village	Les Carroz d`Araches
Bedrooms	2
Bathrooms	1
Floor area	58.2 m²
Land area	434 m²
Detached	No
Heating	Gas
Chimney	Enclosed fire
Ski access	Ski bus
Nearest skiing	1.2 km
Nearest shops	800 m
Garden	Yes
Drainage	Mains drains
Taxe foncière	1011.00 Euros
Energy efficiency rating	E (318)
CO2 emissions	E (54)
Agency fees	Paid by the seller

Property Description

With it's 65m2 of habitable floor space, this well appointed demi-chalet is the perfect compromise if you're not sure whether you'd prefer an apartment or a chalet.

It is situated in the L'Orlier/Serveray area of Les Carroz where property rarely comes on to the market, as it is a much sought after and peaceful location. The chalet is just a 10 minute walk from both the village centre and the sports centre, with swimming pool.

Chalet Genevrier was fully renovated in 2012. The flooring, insulation, roof, plumbing, electrics, bathrooms, kitchen, cladding and terrace have all been updated. The result being a better use of the interior space and a much more contemporary look, featuring high quality fixtures and finishings. The outside space is equally appealing with a spacious terrace with barbeque and a flat lawn bathed in sunshine, thanks to the south/south-west exposure.

The accommodation comprises: entrance hall, utility room/laundry area. The entrance opens into a bright and spacious 26m2 living room with patio doors and roof light windows. The built in fireplace is perfect for winter evenings. The modern, fully fitted kitchen features ample storage space and top of the range electrical appliances. A bathroom with shower and WC complete this level.

On the first floor are 2 bedrooms with built-in cupboards. The open mezzanine also has built-in storage and could be converted into a third bedroom, if needed.

There is oak flooring in the main living areas and the bathroom has a tiled floor. The electric roller shutters and the blinds for the roof lights are both operated via remote control. Hot water and heating is provided by a new gas boiler.

The exterior cladding and the terrace will require minimum maintenance as they are made from a very high quality composite wood material.

The chalet has 2 parking places on the entrance side and a ski/boot room on the terrace side.





















