



alpine-property

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

Tel: +44 (0)208 123 2384

Email: info@alpine-property.com

Web: www.alpine-property.com

Chalet Chamois

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

1 495 000 €uros



Contact

Contact **Maxime Bruneau** about this property.

Tel: +33 7 60 08 85 78

Email: max@alpine-property.com

Key Features

Price	1 495 000 €uros
Status	FOR SALE
Last updated	18/02/2025
Area	Grand Massif
Location	Flaine & Les Carroz
Village	Les Carroz d`Araches
Bedrooms	5
Bathrooms	5
Floor area	263 m ²
Land area	1434 m ²
Detached	Yes
Heating	Combined system
Chimney	Wood burning stove
Nearest skiing	100 m
Nearest shops	400 m
Garage	Covered parking
Drainage	Mains drains
Taxe foncière	3024.00 €uros
Energy efficiency rating	E (370)
CO2 emissions	E (69)
Agency fees	Paid by the seller

Property Description

Chalet Chamois is a combination of an old Savoyard chalet, completely renovated in 2004, and a more modern extension built in 2016, offering over 263m² of usable space. Located in the Servages neighbourhood, one of the most sought-after areas in Les Carroz, it enjoys a magnificent view of the Aravis mountain range and the village, while being just a ten-minute walk from the centre and a few metres from the slopes. Situated on the upper part of a 1434m² plot of land, it's entirely feasible to build another structure on the property.

Access to the chalet is from a platform that accommodates two parking spaces, one covered, and a spacious entrance that can also serve as a ski storage area, providing access to the lower level and the corridor connecting the new extension to the original chalet. On this level, there is a room currently used as a living room and a very spacious 24m² bedroom with balcony access, as well as a modern bathroom with bathtub and toilet. A door allows this space to be separated from the main chalet. The main chalet consists of a large hallway leading to a cathedral-style living room with a wood stove, providing access to a large southwest-facing terrace where you can admire the 180° view of the mountains. It also includes a dining room with an open kitchen and a guest toilet.

Upstairs, a mezzanine serves as an office and relaxation space, connecting to 2 large bedrooms, each with its own ensuite bathroom. One of them enjoys a west-facing balcony. The last level, situated on the garden floor, comprises 2 other ensuite bedrooms, a laundry room housing the boiler, and a cellar. From the bedrooms, there is access to a concrete terrace that opens directly onto the land.

You'll be captivated by the spacious rooms (each bedroom being no less than 14m²), the 180° view of Les Aravis, its proximity to all amenities, and its great potential.























