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# Chalet Chamois

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

**1 495 000 €uros**



## Contact

Contact **Aude Garnier** about this property.

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# Key Features

|                                 |                      |
|---------------------------------|----------------------|
| <b>Price</b>                    | 1 495 000 €uros      |
| <b>Status</b>                   | FOR SALE             |
| <b>Last updated</b>             | 01/12/2025           |
| <b>Area</b>                     | Grand Massif         |
| <b>Location</b>                 | Flaine & Les Carroz  |
| <b>Village</b>                  | Les Carroz d`Araches |
| <b>Bedrooms</b>                 | 5                    |
| <b>Bathrooms</b>                | 5                    |
| <b>Floor area</b>               | 263 m²               |
| <b>Land area</b>                | 1434 m²              |
| <b>Detached</b>                 | Yes                  |
| <b>Heating</b>                  | Combined system      |
| <b>Chimney</b>                  | Wood burning stove   |
| <b>Nearest skiing</b>           | 100 m                |
| <b>Nearest shops</b>            | 400 m                |
| <b>Garage</b>                   | Covered parking      |
| <b>Drainage</b>                 | Mains drains         |
| <b>Taxe foncière</b>            | 3024.00 €uros        |
| <b>Energy efficiency rating</b> | E (370)              |
| <b>CO2 emissions</b>            | E (69)               |
| <b>Agency fees</b>              | 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.



































