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# Chalet Alpin

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

**695 000 €uros**



## Contact

Contact **Aude Garnier** about this property.

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# Key Features

<b>Price</b>	695 000 Euros
<b>Status</b>	UNDER CONTRACT
<b>Last updated</b>	05/04/2024
<b>Area</b>	Grand Massif
<b>Location</b>	Flaine & Les Carroz
<b>Village</b>	Les Carroz d`Araches
<b>Bedrooms</b>	4
<b>Bathrooms</b>	2
<b>Floor area</b>	82.5 m²
<b>Detached</b>	Yes
<b>Heating</b>	Electric radiators
<b>Chimney</b>	Wood burning stove
<b>Ski access</b>	Ski bus
<b>Nearest skiing</b>	500 m
<b>Nearest shops</b>	1 km
<b>Garden</b>	Yes
<b>Drainage</b>	Mains drains
<b>Taxe foncière</b>	1300.00 Euros
<b>Annual charges</b>	1226.00 Euros
<b>Energy efficiency rating</b>	G (462)
<b>CO2 emissions</b>	C (17)
<b>Agency fees</b>	Paid by the seller

## Property Description

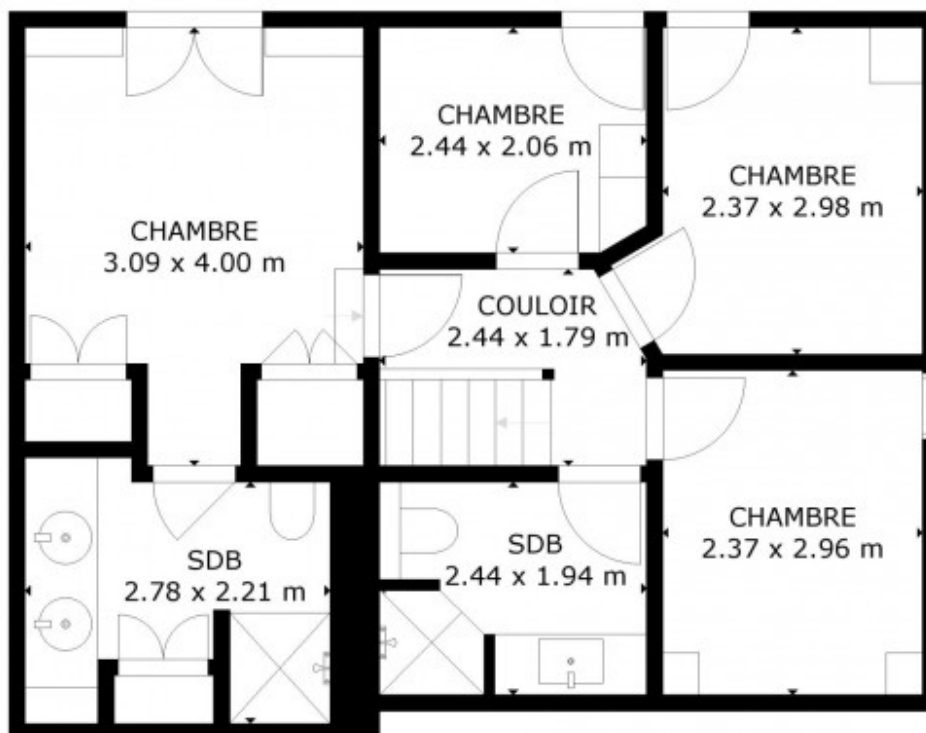
Located in the Grangettes area of Les Carroz within a small chalet development built in 1994, Chalet Alpin has since been tastefully fully renovated using high-quality materials. You will be charmed by the layout, which optimizes every space and utilises aged wood, bringing warmth, comfort, and authenticity to the chalet. Custom-made furniture has been meticulously crafted with care and passion by professionals who spared no detail in recreating the spirit of mountain alpine chalets—a feast for the eyes!

The chalet offers a total floor area of 99.16m<sup>2</sup>, with 82.45m<sup>2</sup> official space under the Carrez Law (ie. over 1.8m high). It comprises:

The entrance leads into a bright living space with an open fully equipped kitchen and a split-level lounge/dining area. A mezzanine, a toilet, and a technical room, also functioning as a laundry area, complete this space. In addition to electric heating, a wood stove supplements the heating. From the balcony, one can enjoy views of the forest and mountains.

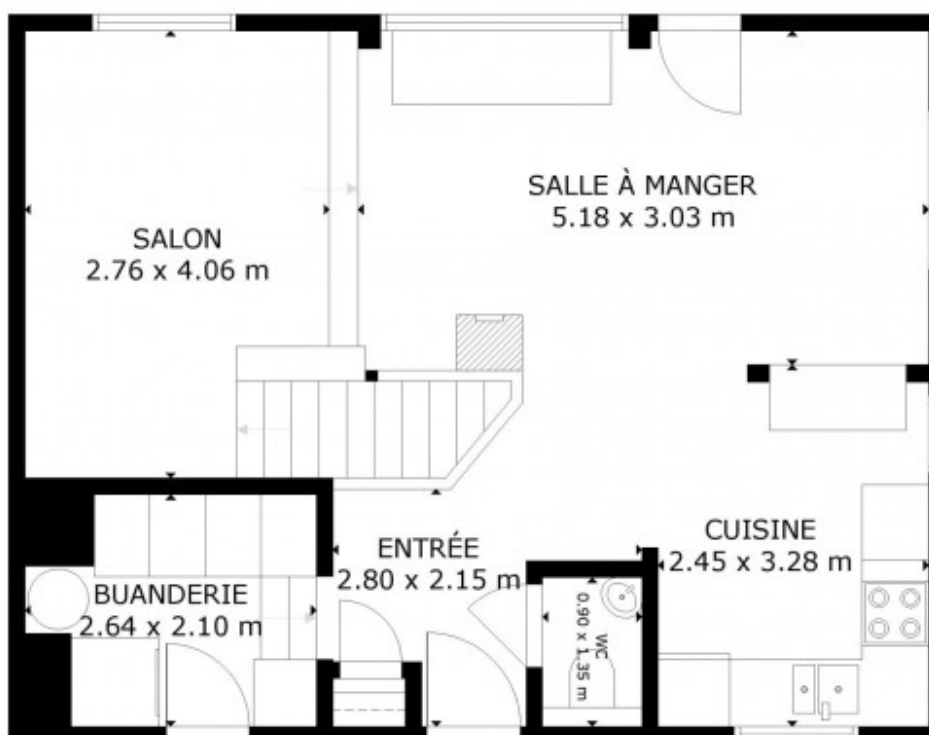
The lower level accommodates 3 double bedrooms, one of which is ensuite, a bunk bed cabin area, and a bathroom with a toilet. All bedrooms feature built-in wardrobes. From this level, there's access to a terrace and the garden. The chalet also includes a shelter for storing firewood and garden equipment.

The chalet is sold fully furnished.



SOUS-SOL

SUPERFICIE  
TOTAL: 105 m<sup>2</sup>  
SOUS-SOL: 51 m<sup>2</sup>, REZ-DE-CHAUSSEE: 52 m<sup>2</sup>  
LES DIMENSIONS SONT APPROXIMATIVES ET PEUVENT VARIER

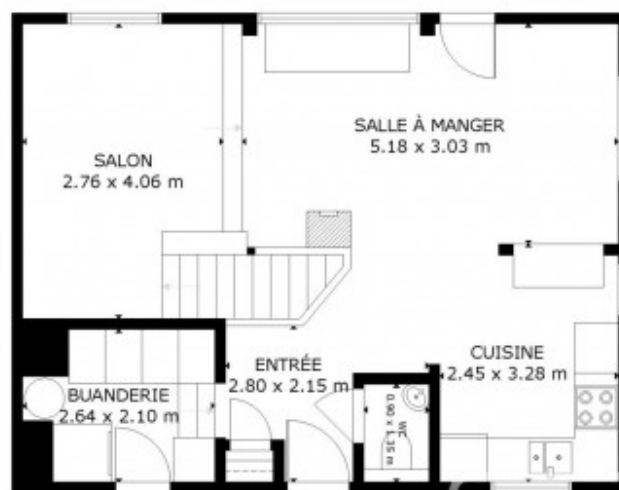


REZ-DE-CHAUSSEE

SUPERFICIE  
TOTAL: 105 m<sup>2</sup>  
SOUS-SOL: 51 m<sup>2</sup>, REZ-DE-CHAUSSEE: 52 m<sup>2</sup>  
LES DIMENSIONS SONT APPROXIMATIVES ET PEUVENT VARIER



SOUS-SOL



REZ-DE-CHAUSSÉE

SURFACE  
TOTAL: 108 m<sup>2</sup>  
SOUS-SOL: 51 m<sup>2</sup> REZ-DE-CHAUSSÉE: 57 m<sup>2</sup>  
LES DIMENSIONS SONT APPROXIMATIVES ET PEUVENT VARIER



































