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Tel: +44 (0)208 123 2384

Email: info@alpine-property.com

Web: www.alpine-property.com

Chalet Le Baron

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

850 000 €uros



Contact

Contact **Aude Garnier** about this property.

Tel: +33 6 62 69 12 72

Email: aude@alpine-property.com

Key Features

Price	850 000 Euros
Status	UNDER CONTRACT
Last updated	06/09/2024
Area	Grand Massif
Location	Flaine & Les Carroz
Village	Les Carroz d`Araches
Bedrooms	4
Bathrooms	2
Floor area	218 m ²
Land area	802 m ²
Detached	Yes
Heating	Combined system
Chimney	Enclosed fire
Ski access	Ski bus
Nearest skiing	2.5 km
Nearest shops	1 km
Garden	Yes
Garage	Single
Drainage	Mains drains
Taxe foncière	1619.00 Euros
Energy efficiency rating	D (194)
CO2 emissions	D (35)
Agency fees	Paid by the seller

Property Description

Chalet Le Baron is located just 3 minutes away by car from the Les Carroz ski resort, in the heart of the Nants district, which is highly appreciated for its tranquility and green surroundings where both primary and secondary high end residences have flourished in recent years.

Built in 2007 by a local builder on a plot of 802 m², its 218 m² of usable space offers large volumes with a living room of 65 m² and bedrooms ranging from 12 to 15 m².

The basement accommodates a large garage, a laundry room, and a recently equipped ski storage area to accommodate ski equipment for the whole family. A staircase leads to the main room bathed in light through large windows, bringing together a fully equipped modern kitchen open to the dining and living area and complemented by a beautiful central fireplace. From this space, there is access to a large terrace overlooking the garden, facing south, from which one can appreciate the view of the Aravis mountains and is equipped with a jacuzzi.

The hallway of the main entrance of the chalet houses a toilet and a cupboard. The second floor consists of 4 beautiful bedrooms, one of which is ensuite. They all come equipped with storage. There is also a second bathroom and separate toilets.

The chalet is equipped with underfloor heating in the living area and radiators on the upper floor. The gas boiler is new and is remotely connected for better heating management.

A bus stop for free ski shuttles is located 300 metres away. A supermarket and bakery are less than 1 km away.























