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# Chalet Marmottière

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

**392 000 €uros**



## Contact

Contact **Aude Garnier** about this property.

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# Key Features

|                                 |                      |
|---------------------------------|----------------------|
| <b>Price</b>                    | 392 000 Euros        |
| <b>Status</b>                   | FOR SALE             |
| <b>Last updated</b>             | 23/03/2024           |
| <b>Area</b>                     | Grand Massif         |
| <b>Location</b>                 | Flaine & Les Carroz  |
| <b>Village</b>                  | Les Carroz d`Araches |
| <b>Bedrooms</b>                 | 2                    |
| <b>Bathrooms</b>                | 1                    |
| <b>Floor area</b>               | 59 m²                |
| <b>Land area</b>                | 853 m²               |
| <b>Detached</b>                 | Yes                  |
| <b>Heating</b>                  | Electric radiators   |
| <b>Chimney</b>                  | Wood burning stove   |
| <b>Nearest skiing</b>           | 5 km                 |
| <b>Nearest shops</b>            | 3 km                 |
| <b>Garden</b>                   | Yes                  |
| <b>Garage</b>                   | None                 |
| <b>Drainage</b>                 | Mains drains         |
| <b>Taxe foncière</b>            | 688.00 Euros         |
| <b>Energy efficiency rating</b> | E (369)              |
| <b>CO2 emissions</b>            | C (11)               |
| <b>Agency fees</b>              | Paid by the seller   |

## Property Description

Chalet Marmottières is located in the La Frasse area, 5 km from the centre of Les Carroz. A 10-minute drive is all it takes to reach the main lift. Climbing enthusiasts and nature lovers will particularly appreciate its location, as it is only a few metres away from the La Frasse climbing face, which is also suitable for beginners.

The chalet, built in the 1980s, has been well-maintained and retains its original appearance except for the bathroom, which was completely renovated less than 2 years ago.

It consists of an L-shaped living area with a kitchenette, a utility room, and a bathroom with a toilet. Upstairs, there are 2 small bedrooms and a mezzanine currently used as a bedroom. A closed lean-to located at the back of the chalet houses a washing machine, hot water tank, garden equipment, and bicycles.

The potential of the chalet is undeniable. Simply creating an extension from the mezzanine would allow for another bedroom to be fitted.

Located on a 853 m2 plot in a Ud zone, it is also entirely possible to create an extension!



































