



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 Calluna

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

980 000 €uros



Contact

Contact **Aude Garnier** about this property.

Tel: +33 6 62 69 12 72

Email: aude@alpine-property.com

Key Features

Price	980 000 Euros
Status	UNDER CONTRACT
Last updated	09/09/2024
Area	Grand Massif
Location	Flaine & Les Carroz
Village	Les Carroz d`Araches
Bedrooms	5
Bathrooms	5
Floor area	251.9 m ²
Land area	780 m ²
Detached	Yes
Heating	Electric radiators
Chimney	Wood burning stove
Ski access	Ski bus
Nearest skiing	2.5 km
Nearest shops	1.5 km
Garden	Yes
Garage	Double
Drainage	Mains drains
Energy efficiency rating	E (371)
CO2 emissions	C (12)
Agency fees	Paid by the seller

Property Description

Chalet Calluna was built by the Lacroix company in 1987 on a plot of 780m² in a small chalet development in the area of Les Feux, where it enjoys a magnificent view of the surrounding mountains as well as the tranquility of the area.

Currently used as a catered ski chalet, it is perfectly equipped for this activity or to accommodate a large family. Since its construction, it has benefited from numerous improvements and enhancements such as the creation of a double garage, the addition of a small mazot housing a bedroom and a bathroom, and the installation of a wood burning stove in the living room.

The spacious main entrance on the ground floor welcomes cupboards and a space dedicated to ski equipment. It leads to a double garage of 40m² with electric doors, a cellar, an office (which could be used as a bedroom), a laundry room with toilet and shower, and a final room of 20m², currently used as a professional kitchen but which could become a playroom, an independent studio, or a gym.

Upstairs, there is a bedroom with bathroom and toilet, a separate toilet, an open-plan kitchen overlooking a cosy living area with a recent wood burning stove, and a dining room spacious enough to accommodate many guests. From this level, you have access to the balcony and the huge terrace above the garage, as well as to the garden and the mazot which combines comfort and alpine charm.

The top floor of the chalet accommodates 3 bedrooms, all with a bathroom, as well as a mezzanine.

The highlights of this chalet are undoubtedly its triple exposure (East-South-West), its breathtaking view of the Aravis mountain range, its numerous sleeping spaces, and its 119m² of terraces and balconies from which you will have a choice of which view you want: the Aravis, Marcellis, Môle mountains.

A bus stop for free ski shuttles is located 300m away.























