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# Chalet 3 Frères

**Arâches la Frasse, 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>	FOR SALE
<b>Last updated</b>	16/05/2024
<b>Area</b>	Grand Massif
<b>Location</b>	Flaine & Les Carroz
<b>Village</b>	Arâches la Frasse
<b>Bedrooms</b>	5
<b>Bathrooms</b>	3
<b>Floor area</b>	126.9 m²
<b>Land area</b>	718 m²
<b>Detached</b>	Yes
<b>Heating</b>	Combined system
<b>Chimney</b>	Wood burning stove
<b>Ski access</b>	Ski bus
<b>Nearest skiing</b>	3.5 km
<b>Nearest shops</b>	500 m
<b>Garden</b>	Yes
<b>Drainage</b>	Mains drains
<b>Taxe foncière</b>	1145.00 Euros
<b>Energy efficiency rating</b>	E (239)
<b>CO2 emissions</b>	E (54)
<b>Agency fees</b>	Paid by the seller

## Property Description

Located in the village of Arâches, 3 km from the centre of resort of Les Carroz, in a quiet and sunny sector, Chalet 3 Frères, built in the 1980s on a 718 m2 plot, was completely renovated in 2016 by its current owners. Built on 3 levels with a usable area of 126.94 m2 (99.44 m2 habitable), it offers 10 beds, spread over the 3 levels.

The ground floor consists of a bedroom, a games room, a shower room with a toilet that also serves as a laundry room and boiler room, and an area with a bunk bed.

The first floor consists of a bedroom, a bathroom with a toilet, and a lovely modern, well-equipped kitchen open to a bright and cosy living room with a wood stove. From this space, you can access the balcony, which extends to a wooden terrace overlooking the garden.

The top floor features 2 bedrooms with plenty of wardrobes, each with a balcony, and a shared shower room with a toilet.

The chalet benefits from a beautiful southeast exposure and an unobstructed view of the surrounding slopes and mountains.

The free ski shuttle bus stop and the bakery are 500m away. Numerous hiking trails are nearby, including the famous Pierre à Laya loop.

Sold furnished, it is ideal for a rental investment, offering a good rental yield since its renovation.

The main heating is provided by an oil-fired boiler.

A storage room on the ground floor allows for the storage of skis and bicycles.





























