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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

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Chalet 3 Frères

Arâches la Frasse, Flaine & Les Carroz, Grand Massif

645 000 €uros



Contact

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Key Features

Price	645 000 Euros
Status	FOR SALE
Last updated	16/10/2025
Area	Grand Massif
Location	Flaine & Les Carroz
Village	Arâches la Frasse
Bedrooms	5
Bathrooms	3
Floor area	126.9 m²
Land area	718 m²
Detached	Yes
Heating	Combined system
Chimney	Wood burning stove
Ski access	Ski bus
Nearest skiing	3.5 km
Nearest shops	500 m
Garden	Yes
Drainage	Mains drains
Taxe foncière	1145.00 Euros
Energy efficiency rating	E (239)
CO2 emissions	E (54)
Agency fees	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.





















