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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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Demi Chalet des Feux

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

525 000 €uros



Contact

Contact **Aude Garnier** about this property.

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Key Features

Price	525 000 Euros
Status	SOLD
Last updated	30/12/2024
Area	Grand Massif
Location	Flaine & Les Carroz
Village	Les Carroz d`Araches
Bedrooms	3
Bathrooms	1
Floor area	130 m²
Land area	393 m²
Detached	No
Heating	Gas
Chimney	Wood burning stove
Nearest skiing	1.5 km
Nearest shops	1.3 km
Garden	Yes
Garage	Single
Drainage	Mains drains
Energy efficiency rating	E (367)
CO2 emissions	E (61)
Agency fees	Paid by the seller

Property Description

Are you torn between an apartment and a chalet? Demi chalet des Feux is perfect for you! It offers an area of about 130m² over 3 levels plus a mazot of about 10m², a beautiful outdoor space with a breathtaking view of the mountains, optimal exposure, and a small green space that requires little maintenance!

Built on the rocky promontory of Les Feux in the 1990s by a local builder, and enjoying a stunning view of the Aravis and the valley, the chalet has been vertically divided into 2 dwellings.

Demi chalet des Feux thus has its own independent entrance, leading to a hallway with space for a dressing room. It then opens onto a hallway with a WC and toilet, leading to the living area where the equipped kitchen is open to the living/dining room. A wood burner in the living area provides warmth and comfort during winter evenings. Two French doors allow access to the southwest-facing balcony and the very large terrace overlooking the courtyard.

The upper floor has 3 bedrooms, 2 of which have access to a balcony, a bathroom, and a WC. The basement, accessible via a staircase from the ground floor or garden level, consists of a double cellar, a garage with an automatic door, and a large ski room.

The covered space under the terrace can accommodate 3 additional cars, and the mazot located near the main entrance, equipped with a kitchenette, shower, and WC, is ideal for teenagers seeking some privacy!

It only takes 3 minutes by car to reach the resort centre or the slopes.

Modernising work is to be expected, as well as roof and terrace renovations. These works have been taken into account in determining the sale price.























