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# Chalet du Grand Tetras

**Arâches la Frasse, Flaine & Les Carroz, Grand Massif**

**345 000 €uros**



## Contact

Contact **Aude Garnier** about this property.

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# Key Features

<b>Price</b>	345 000 Euros
<b>Status</b>	UNDER CONTRACT
<b>Last updated</b>	03/10/2024
<b>Area</b>	Grand Massif
<b>Location</b>	Flaine & Les Carroz
<b>Village</b>	Arâches la Frasse
<b>Bedrooms</b>	2
<b>Bathrooms</b>	1
<b>Floor area</b>	80 m <sup>2</sup>
<b>Detached</b>	Yes
<b>Heating</b>	Electric radiators
<b>Chimney</b>	Wood burning stove
<b>Nearest skiing</b>	5.8 km
<b>Nearest shops</b>	4 km
<b>Garden</b>	Yes
<b>Garage</b>	Covered parking
<b>Drainage</b>	Mains drains
<b>Taxe foncière</b>	857.00 Euros
<b>Energy efficiency rating</b>	E (348)
<b>CO2 emissions</b>	C (11)
<b>Agency fees</b>	Paid by the seller

## Property Description

The Grand Tetras chalet is located 4 km from the village of Arâches, in La Frasse, offering maximum sunlight and, above all, a magnificent view of the Aravis mountain range.

Built on three levels, it offers 89m<sup>2</sup> of usable space (80.17 m<sup>2</sup> over 1.8m high). The entrance is on the middle level, which features a bright living area with a modern equipped kitchen, from which you can access the balcony and the garden. This level also includes a bathroom with a toilet.

On the first floor, there is a lovely mezzanine that serves as a playroom and/or office, along with 2 bedrooms.

The garden level includes a laundry room with a toilet and a cosy living room equipped with a wood burning stove, with access to the garden.

The chalet is part of a small complex of 5 chalets. The owners have use of the small surrounding plot, and it is sold with a cellar and a covered parking space.

It takes just 5 minutes by car to reach the centre of the resort or the slopes.











