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# Chalet Namaste

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

**620 000 €uros**



## Contact

Contact **Aude Garnier** about this property.

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# Key Features

<b>Price</b>	620 000 Euros
<b>Status</b>	FOR SALE
<b>Last updated</b>	01/10/2024
<b>Area</b>	Grand Massif
<b>Location</b>	Flaine & Les Carroz
<b>Village</b>	Arâches la Frasse
<b>Bedrooms</b>	4
<b>Bathrooms</b>	2
<b>Floor area</b>	116.2 m <sup>2</sup>
<b>Land area</b>	723 m <sup>2</sup>
<b>Detached</b>	Yes
<b>Heating</b>	Combined system
<b>Chimney</b>	Wood burning stove
<b>Nearest skiing</b>	5 km
<b>Nearest shops</b>	3.5 km
<b>Garden</b>	Yes
<b>Garage</b>	Single
<b>Drainage</b>	Mains drains
<b>Taxe foncière</b>	1351.00 Euros
<b>Energy efficiency rating</b>	E (351)
<b>CO2 emissions</b>	B (10)
<b>Agency fees</b>	Paid by the seller

## Property Description

Chalet Namaste lives up to its "zen" inspired name because you can't help but feel good there: its cosy interior, where the honey-coloured wood brings softness and warmth, is enhanced by the brightness that flows through thanks to the many large windows in the main room.

Built on an 723 m<sup>2</sup> plot in the heart of the village of La Frasse, it is set above the road and enjoys a lovely view of the Aravis mountains and especially a great exposure. It is located 8 minutes by car from the centre of Les Carroz, and 3 minutes on foot from the bus stop.

Spread over 3 levels for a total of 139.74 m<sup>2</sup>, including 23.54 m<sup>2</sup> of usable space, it includes on the ground floor, an entrance leading to a living area with a modern kitchen open to a bright living room. A wood stove in the centre provides warmth and comfort in winter. A sliding glass door opens onto a lovely south-facing terrace that overlooks the garden, accessible by a staircase. A toilet and a shower room complete this level.

The upper floor features a mezzanine and 3 bedrooms, 2 of which have access to the balcony.

On the garden level, there is a bedroom, a bathroom with a toilet, a laundry/pantry area, and the garage. A carport adjoining the chalet completes the property.

































