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# Chalet des Torchets

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

**639 000 €uros**



## Contact

Contact **Aude Garnier** about this property.

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# Key Features

<b>Price</b>	639 000 Euros
<b>Status</b>	FOR SALE
<b>Last updated</b>	24/04/2025
<b>Area</b>	Grand Massif
<b>Location</b>	Flaine & Les Carroz
<b>Village</b>	Les Carroz d`Araches
<b>Bedrooms</b>	3
<b>Bathrooms</b>	2
<b>Floor area</b>	165 m²
<b>Land area</b>	900 m²
<b>Detached</b>	Yes
<b>Heating</b>	Electric radiators
<b>Chimney</b>	Wood burning stove
<b>Ski access</b>	Ski bus
<b>Nearest skiing</b>	3 km
<b>Nearest shops</b>	2 km
<b>Garden</b>	Yes
<b>Garage</b>	Covered parking
<b>Drainage</b>	Mains drains
<b>Taxe foncière</b>	1869.00 Euros
<b>Energy efficiency rating</b>	E (385)
<b>CO2 emissions</b>	C (12)
<b>Agency fees</b>	Paid by the seller

## Property Description

Chalet des Torchets was built in 1997 on a 900m² plot at the end of a cul-de-sac in a small residential area between Arâches and Les Carroz. The environment is exceptionally quiet, yet it benefits from its proximity to the bus stop for school and ski shuttles, and it's only a 4-minute drive to the centre of Les Carroz.

Designed with traditional Savoyard chalet elements while incorporating the style and originality of architect-designed villas, it's safe to say this is a modern chalet that's very pleasant to live in.

The ground floor consists of a large double carport attached to the chalet, with a mezzanine that houses a jacuzzi. The entrance hall opens onto a spacious room partially set up as a games and music room. This level also includes a laundry room with a WC.

Half a level up, you'll find a beautiful, bright space of about 50m², the centerpiece of the chalet, with its cathedral ceiling, large bay windows, modern open kitchen, and a suspended fireplace that dominates the room. From this space, you can access the south-east facing terrace and flat garden.

On the upper half-level, there are 3 bedrooms, a WC, and a shower room, along with a lovely mezzanine overlooking the living area, which could easily be converted into a fourth bedroom.

The vide sanitaire (space under the chalet) is also well-utilized, featuring a beautiful wine cellar and rooms currently used for storage. One of these rooms used to be a gym, which is why there's also a shower room on this level.

The chalet has been equipped with solar panels for the past two years, providing significant energy savings, and it also features an electric car charging station.













