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# Maison des Catelus

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

**457 000 €uros**



## Contact

Contact **Maxime Bruneau** about this property.

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# Key Features

<b>Price</b>	457 000 €uros
<b>Status</b>	FOR SALE
<b>Last updated</b>	29/11/2024
<b>Area</b>	Grand Massif
<b>Location</b>	Flaine & Les Carroz
<b>Village</b>	Arâches la Frasse
<b>Bedrooms</b>	3
<b>Bathrooms</b>	1
<b>Floor area</b>	68.9 m <sup>2</sup>
<b>Land area</b>	850 m <sup>2</sup>
<b>Detached</b>	Yes
<b>Heating</b>	None
<b>Nearest skiing</b>	5 km
<b>Nearest shops</b>	3.8 km
<b>Garden</b>	Yes
<b>Garage</b>	None
<b>Drainage</b>	Mains drains
<b>Agency fees</b>	Paid by the seller

## Property Description

Maison des Catelus is located in a quiet, green residential area along a cul-de-sac. Built in the 1960s and entirely masonry-constructed, it sits on the edge of an 850 m<sup>2</sup> fully buildable plot.

Currently, the ground floor features an entrance, a living room, a kitchen, a bathroom, and a former boiler room. Upstairs, there are three bedrooms (one of which is walk-through).

Whether for a simple renovation or an extension, the future property can enjoy a beautiful, peaceful setting, stunning views of the Aravis mountain range, and a south-southwest exposure.

The house is not habitable in its current condition as it no longer has a heating system (hence the blank energy performance report).

It takes just 8 minutes by car to reach the centre of Les Carroz and the main ski lift. The bakery, however, is less than a 3-minute drive away!















