



alpine-property

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

Tel: +44 (0)208 123 2384

Email: info@alpine-property.com

Web: www.alpine-property.com

Chalet des Marmottes

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

1 695 000 €uros



Contact

Contact **Aude Garnier** about this property.

Tel: +33 6 62 69 12 72

Email: aude@alpine-property.com

Key Features

Price	1 695 000 €uros
Status	FOR SALE
Last updated	11/09/2025
Area	Grand Massif
Location	Flaine & Les Carroz
Village	Les Carroz d`Araches
Bedrooms	14
Bathrooms	6
Floor area	410 m²
Land area	1680 m²
Detached	Yes
Heating	Gas
Ski access	Ski bus
Nearest skiing	1.1 km
Nearest shops	400 m
Garden	Yes
Drainage	Mains drains
Taxe foncière	2413.00 €uros
Energy efficiency rating	D (172)
CO2 emissions	D (37)
Agency fees	Paid by the seller

Property Description

Chalet des Marmottes is a beautiful 410 m² property (of which 97 m² is under 1.8m), consisting of three spacious, independent apartments. Fully renovated with taste between 2018 and 2020, the layout and choice of high-quality materials have created spacious, cosy, and modern living spaces while preserving an authentic mountain spirit.

An Exceptional Chalet in Every Way!

Situated in a sought-after part of Les Carroz d'Arâches, future owners will enjoy both tranquility and breathtaking mountain views while benefiting from a strategic location that combines proximity to amenities (shops and services) with quick access to tourist activities. The free ski shuttle stop is just 50 meters away. The sports centre and Aquacimes (featuring a heated outdoor pool, sauna, hammam, and gym) are 500 metres away. The nursery, daycare, and skate park are just 150 metres away. The village centre and the first shops are reachable in less than 5 minutes on foot.

Outdoor Spaces : set on a 1,680 m² plot, the chalet's design allows each apartment to enjoy outdoor areas, including gardens, terraces, and balconies. It also offers ample parking for all residents.

Strong Rental Potential : With an impressive and rare sleeping capacity in Les Carroz, each apartment is perfect for seasonal rentals or a holiday home. They are all fully equipped and each has its own independent access. Ideally situated in the village, their size and layout make them very sought after by holidaymakers in a large group.

Apartment Descriptions

First Apartment (122 m² - Duplex, 3 Bedrooms)

Occupying the entire garden level, this duplex includes:

Entrance with storage, leading to an office.

54 m² living area with an open kitchen, a stylish gas fireplace separating the dining area from the living room. WC and a bathroom.

An additional 30+ m² space (can be converted into a bedroom or wellness area with a gym and sauna).

This room includes a laundry area as well as the boiler room and extends into a cellar, which is itself connected to the garage.

A beautiful spiral staircase leading to three upstairs bedrooms, including a spacious master suite with a walk-in wardrobe.

[Apartment 1 virtual tour](#)

Second Apartment (77 m² - 4 Bedrooms)

With an entrance through a large, partially covered terrace extending to a small flat garden, this apartment includes:

Entrance with cupboard.

A 26 m² living room and kitchen.

4 bedrooms.

1 shower room with WC and another shower room with a laundry area

A south-facing balcony with breathtaking views of the mountains and the Timalets ski slope

[Apartment 2 - virtual tour](#)

Third Apartment (129 m² - 7 Bedrooms)

Occupying the entire top floor, this apartment has an entrance via a large rear terrace and includes:

Entrance with storage.

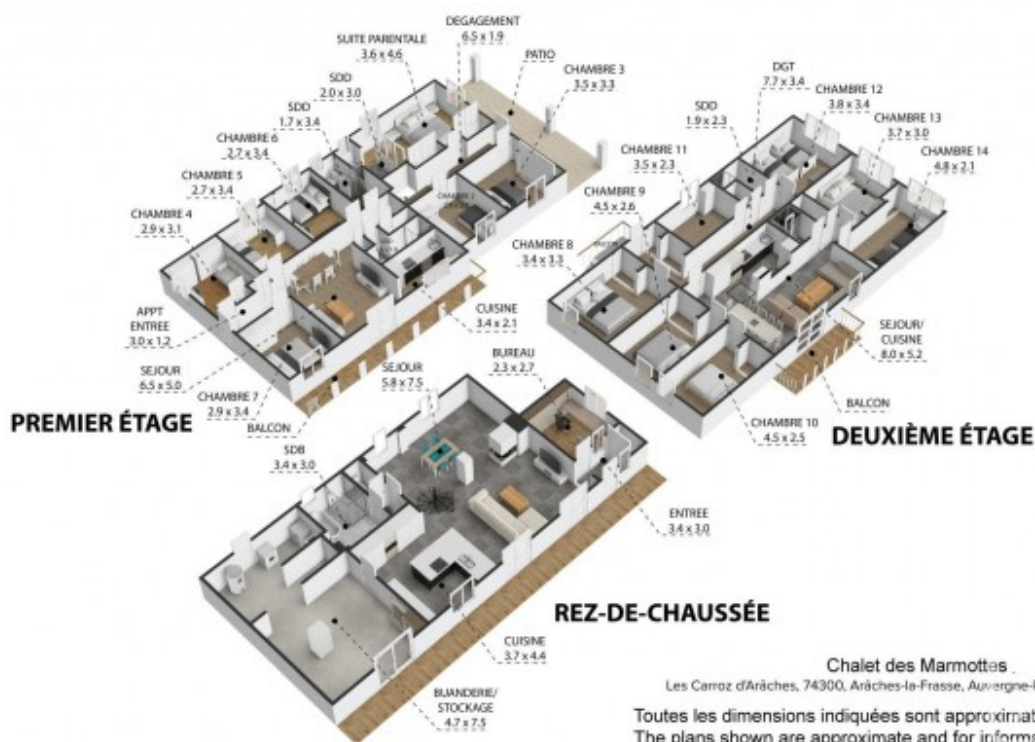
A 29 m² living room and kitchen.

A south-facing balcony with panoramic mountain views.

7 bedrooms.

2 WC and 2 shower rooms.

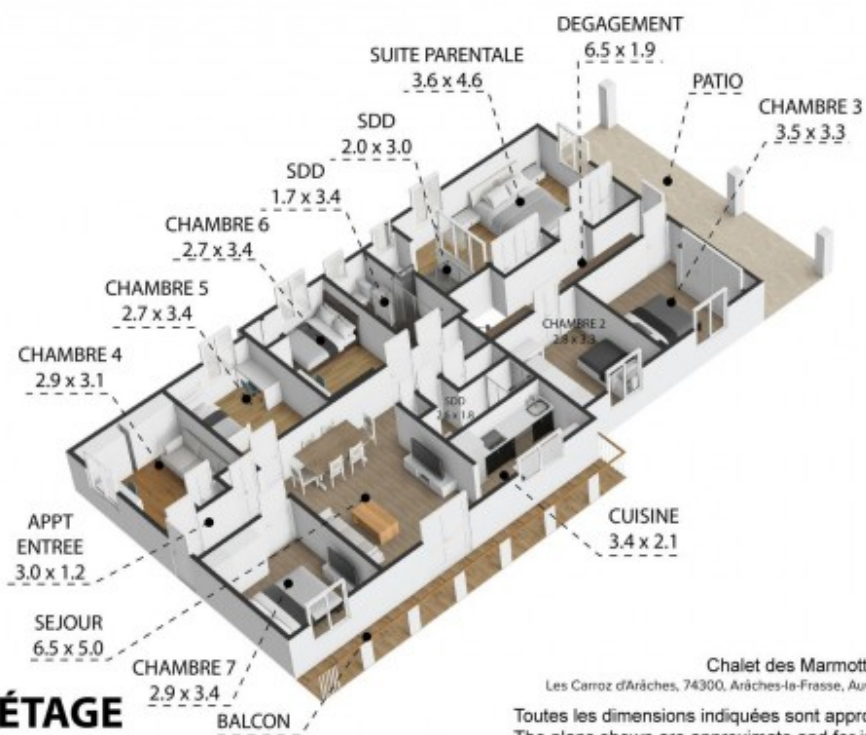
[Apartment 3 - virtual tour](#)





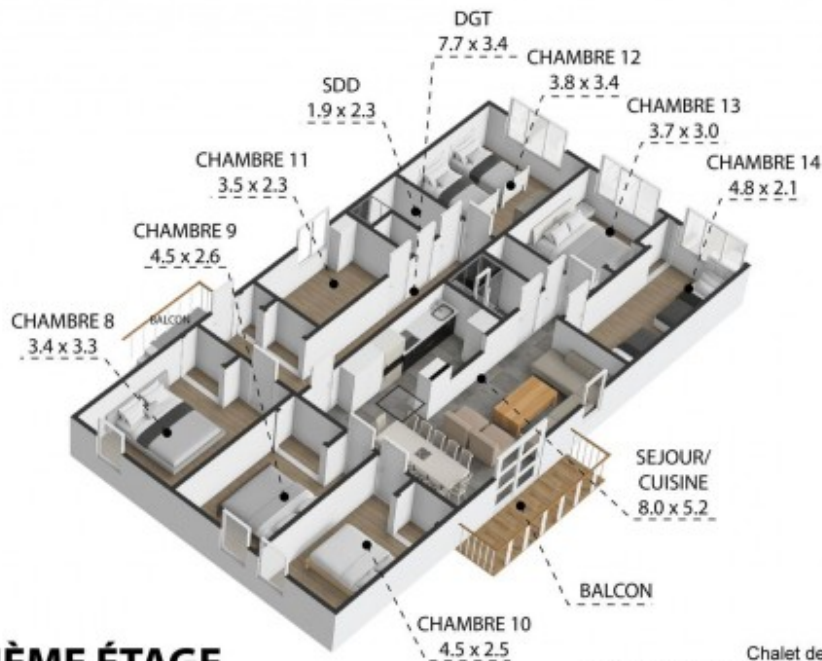
REZ-DE-CHAUSSÉE

Chalet des Marmottes
Les Carroz d'Arâches, 74300, Arâches-la-Frasse, Auvergne-Rhône-Alpes, 74300
Toutes les dimensions indiquées sont approximatives.
The plans shown are approximate and for information purposes only.



PREMIER ÉTAGE

Chalet des Marmottes
Les Carroz d'Arâches, 74300, Arâches-la-Frasse, Auvergne-Rhône-Alpes, 74300
Toutes les dimensions indiquées sont approximatives.
The plans shown are approximate and for information purposes only.



DEUXIÈME ÉTAGE

Chalet des Marmottes

Les Carroz d'Arâches, 74300, Arâches-la-Frasse, Auvergne-Rhône-Alpes, 74300

Toutes les dimensions indiquées sont approximatives.

The plans shown are approximate and for information purposes only.



PREMIER ÉTAGE



REZ-DE-CHAUSSÉE



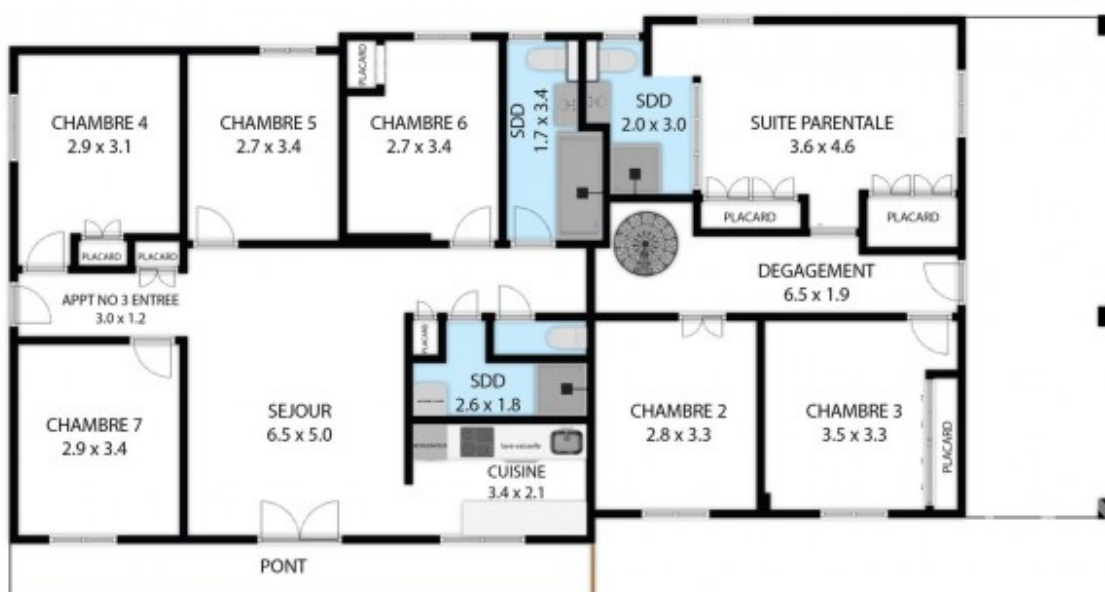
DEUXIÈME ÉTAGE

Toutes les dimensions indiquées sont approximatives.
The plans shown are approximate and for information purposes only.



REZ-DE-CHAUSSÉE

Toutes les dimensions indiquées sont approximatives.
The plans shown are approximate and for information purposes only.



PREMIER ÉTAGE

Toutes les dimensions indiquées sont approximatives.
The plans shown are approximate and for information purposes only.

