



# 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

<b>Price</b>	1 695 000 €uros
<b>Status</b>	FOR SALE
<b>Last updated</b>	30/12/2025
<b>Area</b>	Grand Massif
<b>Location</b>	Flaine & Les Carroz
<b>Village</b>	Les Carroz d'Araches
<b>Bedrooms</b>	14
<b>Bathrooms</b>	6
<b>Floor area</b>	410 m <sup>2</sup>
<b>Land area</b>	1680 m <sup>2</sup>
<b>Detached</b>	Yes
<b>Heating</b>	Gas
<b>Ski access</b>	Ski bus
<b>Nearest skiing</b>	1.1 km
<b>Nearest shops</b>	400 m
<b>Garden</b>	Yes
<b>Drainage</b>	Mains drains
<b>Taxe foncière</b>	2413.00 €uros
<b>Energy efficiency rating</b>	D (172)
<b>CO2 emissions</b>	D (37)
<b>Agency fees</b>	Paid by the seller

## Property Description

Chalet des Marmottes is a beautiful 410 m<sup>2</sup> property (of which 97 m<sup>2</sup> 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 m<sup>2</sup> 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 m<sup>2</sup> - Duplex, 3 Bedrooms)

Occupying the entire garden level, this duplex includes:

Entrance with storage, leading to an office.

54 m<sup>2</sup> 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+ m<sup>2</sup> 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 m<sup>2</sup> - 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 m<sup>2</sup> 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 m<sup>2</sup> - 7 Bedrooms)

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

Entrance with storage.

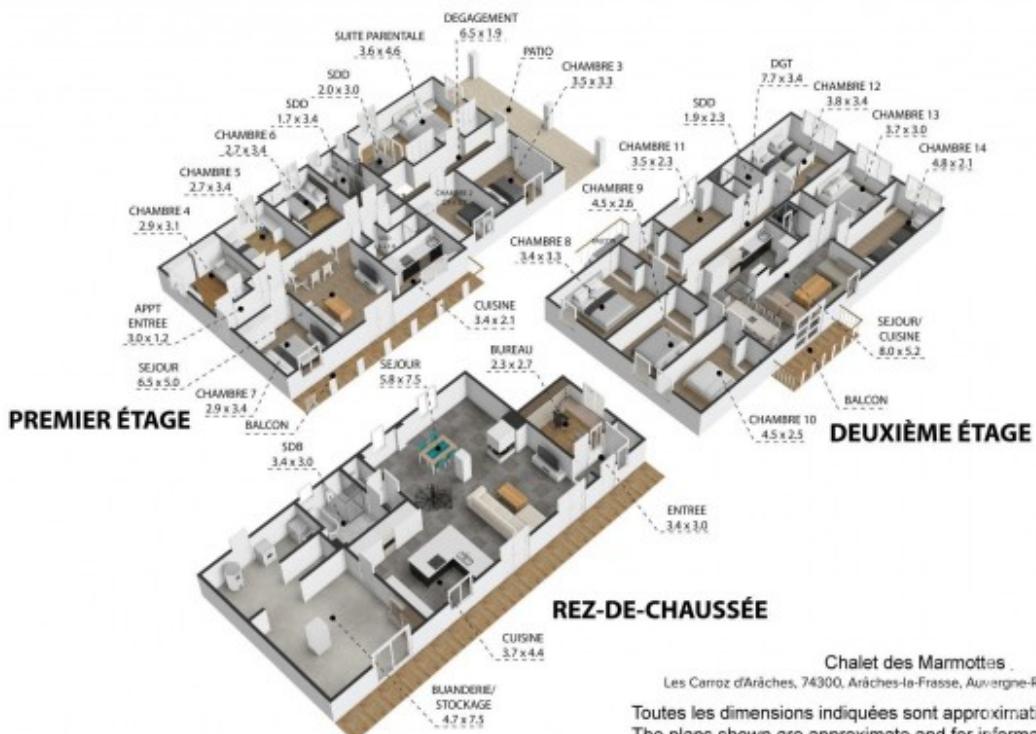
A 29 m<sup>2</sup> living room and kitchen.

A south-facing balcony with panoramic mountain views.

7 bedrooms.

2 WC and 2 shower rooms.

#### [Apartment 3 - virtual tour](#)



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.

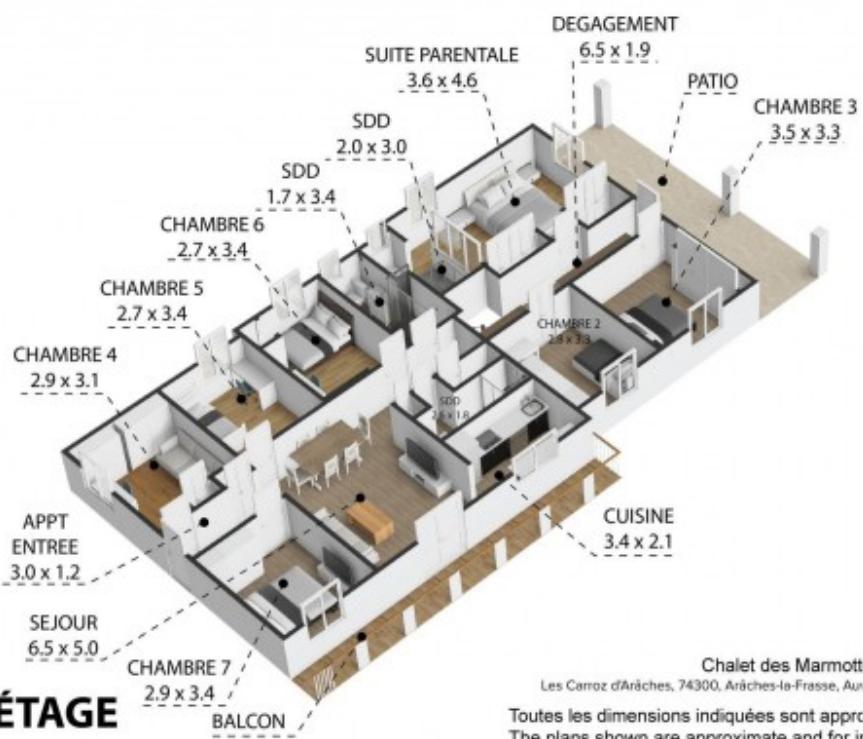


Chalet des Marmottes

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.

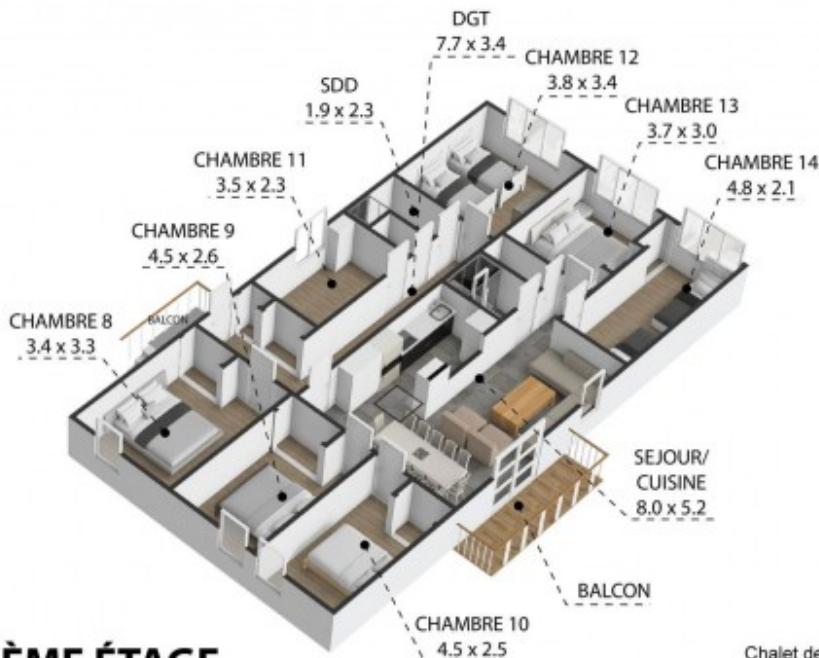


Chalet des Marmottes

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



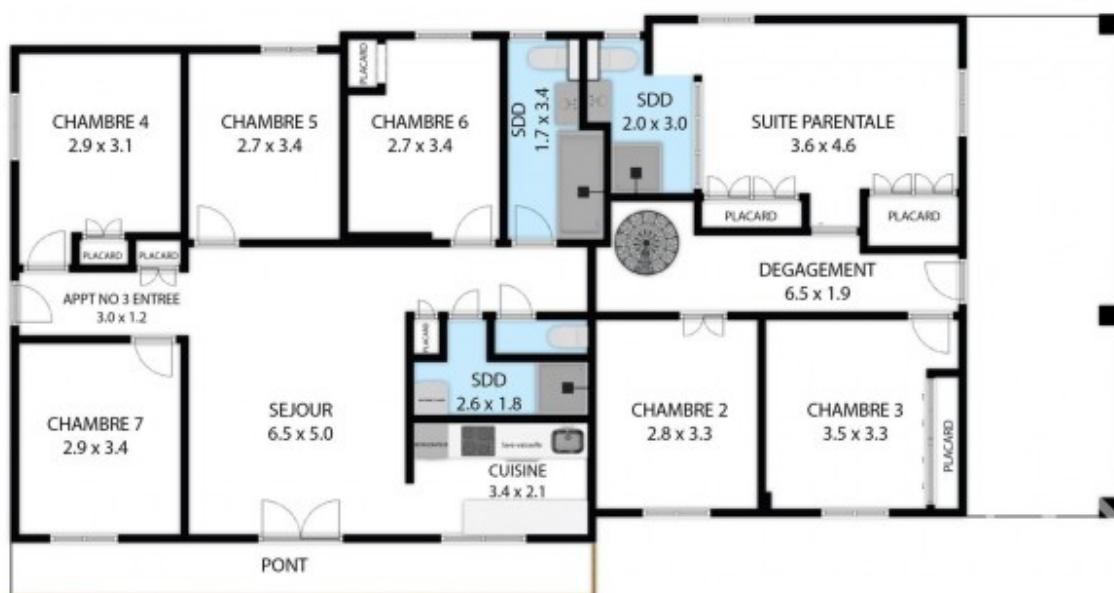
## DEUXIÈME ÉTAGE

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.

