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Chalet Roussette

Arâches la Frasse, Flaine & Les Carroz, Grand Massif

919 000 €uros



Contact

Contact Aude Garnier about this property.

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Key Features

Price 919 000 €uros

Status SOLD

Last updated 07/11/2025 **Area** Grand Massif

LocationFlaine & Les CarrozVillageArâches la Frasse

Bedrooms5Bathrooms2

Floor area201 m²Land area803 m²DetachedYesHeatingGasChimneyOpen fire

Ski accessSki busNearest skiing2.5 kmNearest shops3.5 kmGardenYesGarageDoubleDrainageMains drains

Energy efficiency rating D (228) **CO2 emissions** D (37)

Taxe foncière

Agency fees Paid by the seller

1874.00 €uros

Property Description

Chalet Roussette, built in 2007, enjoys a privileged location in the heart of the peaceful residential neighbourhood of Les Nants, just 3 minutes by car from the Les Carroz ski area. Its green surroundings and the quality of neighbouring properties make it a very pleasant place to live, whether as a primary or secondary residence.

With a total floor area of 254 m² and a plot of 803 m², this chalet, fully clad in Douglas fir, combines generous volumes, Alpine charm, and comfort. The 71 m² living area provides a warm and sociable space, featuring an openplan kitchen and dining room. Two distinct lounge areas complement the space: one, the result of a 2011 extension, stands out with its cathedral ceiling, adding both height and character; the other benefits from a beautiful wood-burning insert fireplace. From the living space, there is direct access to a spacious south-facing terrace of over 60 m², which overlooks a beautifully landscaped garden crossed by a charming little stream - a pleasure both visually and aurally. You'll also enjoy stunning views of the majestic Aravis mountain range.

Layout

Ground floor:

- Entrance with porch
- Functional office
- Spacious cloakroom
- Wellness room with sauna and shower
- Practical laundry room
- Double garage for vehicles and equipment

First floor:

Second entrance

- WC
- A shower room
- An office that could easily be turned into a bedroom.
- Main living space filled with lots of natural light, including the open-plan kitchen, dining area, and two lounge spaces

Second floor:

- Four attractive bedrooms offering comfortable sleeping quarters
- Bathroom with WC

The chalet is equipped with a mains gas boiler, underfloor heating in the main living area, and radiators on both the upper and lower floors — ensuring comfort in every season. In addition to the double garage, it is sold with a carport that can accommodate 2 vehicles.

The location of Chalet Roussette also offers easy access to amenities and the slopes:

- A bus stop for the free ski shuttles is just 300 metres away, allowing access to the resort without needing to drive
- A supermarket and bakery are less than one kilometre away for all your daily needs.























