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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

<b>Price</b>	919 000 Euros
<b>Status</b>	UNDER CONTRACT
<b>Last updated</b>	22/07/2025
<b>Area</b>	Grand Massif
<b>Location</b>	Flaine & Les Carroz
<b>Village</b>	Arâches la Frasse
<b>Bedrooms</b>	5
<b>Bathrooms</b>	2
<b>Floor area</b>	201 m²
<b>Land area</b>	803 m²
<b>Detached</b>	Yes
<b>Heating</b>	Gas
<b>Chimney</b>	Open fire
<b>Ski access</b>	Ski bus
<b>Nearest skiing</b>	2.5 km
<b>Nearest shops</b>	3.5 km
<b>Garden</b>	Yes
<b>Garage</b>	Double
<b>Drainage</b>	Mains drains
<b>Taxe foncière</b>	1874.00 Euros
<b>Energy efficiency rating</b>	D (228)
<b>CO2 emissions</b>	D (37)
<b>Agency fees</b>	Paid by the seller

## 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 open-plan 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.

























