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Chalet du Pontet

Arâches la Frasse, Flaine & Les Carroz, Grand Massif

610 000 €uros



Contact

Contact **Aude Garnier** about this property.

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Key Features

Price	610 000 Euros
Status	FOR SALE
Last updated	30/08/2025
Area	Grand Massif
Location	Flaine & Les Carroz
Village	Arâches la Frasse
Bedrooms	4
Bathrooms	2
Floor area	112.7 m ²
Land area	830 m ²
Detached	Yes
Heating	Gas
Chimney	Wood burning stove
Ski access	Ski bus
Nearest skiing	5 km
Nearest shops	3.5 km
Garden	Yes
Garage	Double
Drainage	Mains drains
Taxe foncière	1407.00 Euros
Energy efficiency rating	D (185)
CO2 emissions	D (34)
Agency fees	Paid by the seller

Property Description

Chalet du Pontet is located in the charming village of La Frasse, which is part of the Les Carroz ski resort, situated just 8 minutes by car. Only a 3-minute walk away, you'll find the stop for the free ski shuttle buses that take you to the main lift in under 10 minutes. This is also the designated stop for school buses taking children to schools in Les Carroz, Cluses, and Taninges.

Built in 1996 on a 830 m² plot, the chalet enjoys a lovely flat, lawned garden in front of the south-facing façade, from where you can admire part of the Aravis mountain range. A highlight of the property is its above-ground swimming pool, seamlessly integrated into a brand-new wooden deck — an ideal setting to enjoy sunny days with family or friends.

The grounds also include a large double garage of 41 m², an adjoining garden shed, and an attic where a 30 m² studio apartment has been created, featuring a kitchenette, sleeping area, and a shower room with WC.

Inside, the chalet is laid out as follows:

Ground floor:

Practical entrance hall with storage for coats and shoes

Spacious 48 m² living area with a modern, fully equipped kitchen

Lounge area with a wood-burning stove

Bedroom

Shower room

Separate WC

Utility/technical room housing the boiler and laundry area

First floor:

Bathroom with both shower and bathtub

Separate WC

Three additional bedrooms:

Two with mezzanines

One with a walk-in wardrobe

The chalet features underfloor heating powered by a connected De Dietrich gas boiler (installed in 2020), allowing for optimized energy management.

















