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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

<b>Price</b>	610 000 Euros
<b>Status</b>	FOR SALE
<b>Last updated</b>	28/11/2025
<b>Area</b>	Grand Massif
<b>Location</b>	Flaine & Les Carroz
<b>Village</b>	Arâches la Frasse
<b>Bedrooms</b>	4
<b>Bathrooms</b>	2
<b>Floor area</b>	112.7 m <sup>2</sup>
<b>Land area</b>	830 m <sup>2</sup>
<b>Detached</b>	Yes
<b>Heating</b>	Gas
<b>Chimney</b>	Wood burning stove
<b>Ski access</b>	Ski bus
<b>Nearest skiing</b>	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>	1407.00 Euros
<b>Energy efficiency rating</b>	D (185)
<b>CO2 emissions</b>	D (34)
<b>Agency fees</b>	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 m<sup>2</sup> 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 m<sup>2</sup>, an adjoining garden shed, and an attic where a 30 m<sup>2</sup> 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 m<sup>2</sup> 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.

















