

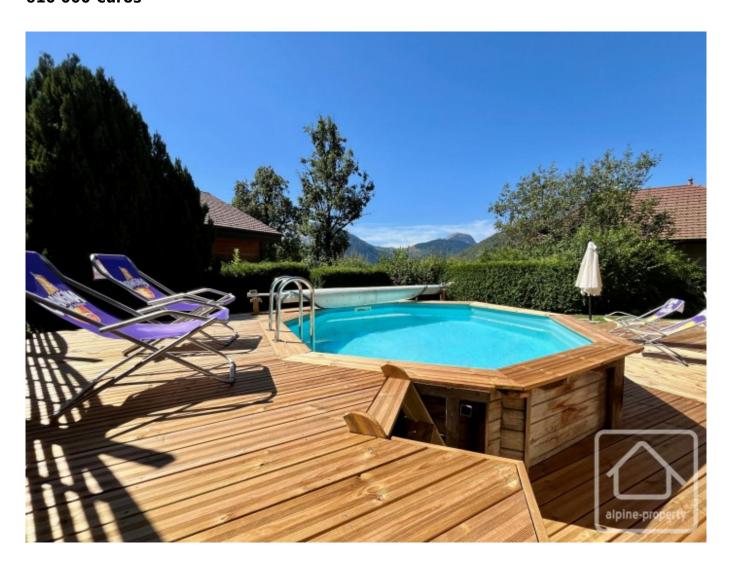
Alpine Property SAS au capital de 3 450 € - RCS Thonon les Bains 508 578 556 - siège: 153 chemin du Chargeau, 74110 Morzine, France - Titulaire de la Carte Professionnelle n° CPI 7401 2016 000 017 391 délivrée par la CCI de la Haute Savoie

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Chalet du Pontet

Arâches la Frasse, Flaine & Les Carroz, Grand Massif

610 000 €uros



Contact

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Key Features

Price610 000 €urosStatusFOR SALELast updated30/08/2025AreaGrand Massif

Location Flaine & Les Carroz **Village** Arâches la Frasse

Bedrooms 4 Bathrooms 2

Floor area 112.7 m²
Land area 830 m²
Detached Yes
Heating Gas

Chimney Wood burning stove

Ski accessSki busNearest skiing5 kmNearest shops3.5 kmGardenYesGarageDoubleDrainageMains drainsTaxe foncière1407.00 €uros

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 m^2 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.























