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Chalet Merlette

Les Carroz d`Araches, Flaine & Les Carroz, Grand Massif

1 380 000 €uros



Contact

Contact **Aude Garnier** about this property.

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Key Features

Price	1 380 000 €uros
Status	FOR SALE
Last updated	05/06/2026
Area	Grand Massif
Location	Flaine & Les Carroz
Village	Les Carroz d`Araches
Bedrooms	7
Bathrooms	3
Floor area	199.4 m ²
Land area	1147 m ²
Detached	Yes
Heating	Gas
Chimney	Enclosed fire
Nearest skiing	50 m
Nearest shops	450 m
Garden	Yes
Garage	Single
Drainage	Mains drains
Taxe foncière	2757.00 €uros
Energy efficiency rating	E (344)
CO2 emissions	E (59)
Agency fees	Paid by the seller

Property Description

Chalet Merlette enjoys an exceptionally rare location: just 50 m from the Les Carroz d'Arâches télécabine, it offers immediate access to the pistes of the Grand Massif ski area, as well as to the village centre and its amenities, just 500 m away.

Built in the 1980s, its exposed stonework and log balustrade give it a character reminiscent of the great timber cabins of the Canadian north. Since its construction, the chalet has benefited from a full, high-quality renovation of the first floor and part of the ground floor, carried out in 2013 by a local contractor in collaboration with an architect, creating a modern and welcoming interior in an authentic mountain spirit.

The chalet is arranged over three levels with a total area of 200 m² (139 m² habitable floor area, 45 m² utility space, and a 15 m² garage), and offers generous sleeping accommodation for family and guests.

On the ground floor, a large entrance hall leads to a bedroom with en-suite shower room and WC (ideal as an au pair suite), a garage housing the laundry, ski lockers and boiler room. As the chalet has a separate carport, the garage could easily be converted into additional living space, such as a spa or wellness area.

The first floor features a modern, fully fitted kitchen, a bright living and dining room with an attractive insert fireplace, and direct access to the covered terrace and the beautiful garden.

On this floor, the sleeping accommodation comprises three well-proportioned bedrooms with wardrobes and a bathroom with WC.

On the top floor there is a mezzanine used as a small sitting room and study, three further bedrooms, and a shower room with WC.

The chalet sits on a generous, flat and attractively planted plot - a feature much sought-after in the resort. Views extend over the majestic Aravis mountain range.

This property offers considerable potential: for extension, allowing the property to grow with your future plans, and for rental income, given its sleeping capacity and outstanding location.

















