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Appt. Ski Doux

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

660 000 €uros



Contact

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Key Features

Price	660 000 Euros
Status	FOR SALE
Last updated	11/06/2026
Area	Grand Massif
Location	Flaine & Les Carroz
Village	Les Carroz d`Araches
Bedrooms	3
Bathrooms	2
Floor area	135.5 m ²
Heating	Gas
Ski access	Ski bus
Nearest skiing	1.5 km
Nearest shops	900 m
Garden	No
Garage	None
Drainage	Mains drains
Taxe foncière	1373.00 Euros
Number of lots	2
Procédure en cours	No
Energy efficiency rating	D (169)
CO2 emissions	D (36)
Agency fees	Paid by the seller

Property Description

The Ski Doux apartment is much more than just an apartment. It is a true cosy retreat offering the privacy of a chalet. Located on the first floor of an authentic Savoyard farmhouse dating from 1743, it provides 164 m² of usable living space and benefits from its own private entrance, direct access to a large 30 m² south-facing terrace, and dedicated parking.

The farmhouse has been renovated several times over the past 30 years. Previous owners replaced the roof, installed solid floors between each level, and significantly improved the insulation, resulting in a relatively strong energy performance rating.

The current owner has further enhanced the space through a unique renovation, using high-quality natural materials. Reclaimed old wood and travertine flooring blend elegantly with a mountain-loft style, creating a home that is both visually stunning and exceptionally comfortable.

From the moment you enter, the character of the property is evident. A magnificent 18th-century studded wooden door opens into a welcoming entrance hall, adjacent to a large practical area used for ski storage, a workshop, and general storage.

A hallway leads to the various living areas, including a separate WC, a bathroom with both a bathtub and a spacious shower, a dressing room, and a first cosy bedroom. A full-height wooden headboard separates the sleeping area from a large walk-in wardrobe. An additional area within the bedroom also serves as dressing space but could easily accommodate a desk or dressing table.

The hallway then opens into a spacious 48 m² living area that has been thoughtfully designed with distinct zones. The fully equipped kitchen, and its central island, is positioned beside large French windows opening directly onto the south-facing 30 m² terrace. A dining area complements this space and is ideal for everyday family meals.

On a split level, the lounge and dining area can comfortably accommodate a large dining table and seating area

suitable for entertaining numerous guests. This space is enhanced by a cathedral-style ceiling clad in reclaimed wood and by the many windows that flood the room with natural light.

A wooden staircase leads to the upper floor, where a large mezzanine gives access to two further generous bedrooms and a shower room with WC.

The entire façade has been clad in reclaimed wood.

Heating and hot water are provided by a shared gas boiler. Part of the first floor benefits from underfloor heating.

Parking spaces are available directly in front of the farmhouse.

The property is covered by the copropriété rules.















