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La Cortiena Mountain Lodge

Arâches la Frasse, Flaine & Les Carroz, Grand Massif

1 050 000 €uros



Contact

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Key Features

Price	1 050 000 Euros
Status	SOLD
Last updated	02/05/2010
Area	Grand Massif
Location	Flaine & Les Carroz
Village	Arâches la Frasse
Bedrooms	6
Bathrooms	5
Floor area	340 m²
Land area	1490 m²
Detached	No
Chimney	Wood burning stove
Ski access	Ski bus
Nearest skiing	2.5 km
Nearest shops	300 m
Garden	Yes
Drainage	Mains drains
Energy efficiency rating	TBC
CO2 emissions	TBC
Agency fees	Paid by the seller

Property Description

La Cortiena Mountain Lodge is a traditional stone and timber Savoyard farmhouse built in 1836, it faces due south and from the front terrace has great views of the Pointe d'Areu. The Lodge has been renovated to a very high standard and now operates as a successful Summer and Winter Chalet business.

The Lodge consists of 4 main guest suites all with large ensuite shower/bathrooms. A 5th bedroom under the eaves has been adapted to suit children with its 2 sunken beds. There is also a mezzanine with tv and DVD facilities, providing further accommodation if required.

The main guest area comprises the huge two tiered living room (56m2) with it's log burner, comfy sofas, surround sound and satellite TV.

The dining area comfortably seats 12 and is along side the guest kitchen area.

The secluded 5 person hot tub is hidden away on the balcony with views to the south.

The Lodge has private guest parking to the rear and covered parking under a traditionally built abri if required.

The ground floor comprises solely the owners/staff area. The large kitchen/breakfast room is modern but retains much of the old farmhouse feel as does the cosy living room with it's built in log burner. The main bedroom has lovely stone walls and windows to the back of the lodge. There is a large walk in shower in the bathroom. The second downstairs bedroom/office is tucked away to the front of the house and retains many old timber features of a traditional savoyarde farmhouse.

Accessed from the 56m2 living room is the home cinema room, with its half glazed wall to the wine cave.

To the very front of the lodge there is an entrance hall/store area.

There are two separate gas fired central heating systems and separate water heating facilities as well.

The lodge sits on 1490 m2 of land and is 2500m from the centre of Les Carroz.

This architectural floor plan shows a rectangular building with a total width of 18'0" and a total depth of 34'5". The layout includes a central living area (Salon) with a fireplace, a kitchen (Cuisine) with a sink and stove, and a dining area (Café). There are three bedrooms (Chambre) and a bathroom (Salle de bain). A staircase (Escalier) is located near the entrance. The plan also shows a front porch (Porch) and a rear garden (Jardin). Dimensions for each room and the overall structure are provided in feet and inches.

Dimensions (feet and inches):

- Overall width: 18'0"
- Overall depth: 34'5"
- Room dimensions (approximate):
 - Salon: 12'0" x 12'0"
 - Cuisine: 8'0" x 10'0"
 - Chambre 1: 10'0" x 12'0"
 - Chambre 2: 10'0" x 12'0"
 - Chambre 3: 10'0" x 12'0"
 - Salle de bain: 6'0" x 8'0"
 - Porch: 10'0" x 10'0"
 - Jardin: 10'0" x 10'0"













