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# Chalet Chamois

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

**1 700 000 €uros**



## Contact

Contact **Aude Garnier** about this property.

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# Key Features

<b>Price</b>	1 700 000 €uros
<b>Status</b>	FOR SALE
<b>Last updated</b>	27/03/2024
<b>Area</b>	Grand Massif
<b>Location</b>	Flaine & Les Carroz
<b>Village</b>	Les Carroz d`Araches
<b>Bedrooms</b>	5
<b>Bathrooms</b>	5
<b>Floor area</b>	263 m <sup>2</sup>
<b>Land area</b>	1434 m <sup>2</sup>
<b>Detached</b>	Yes
<b>Heating</b>	Combined system
<b>Chimney</b>	Wood burning stove
<b>Nearest skiing</b>	100 m
<b>Nearest shops</b>	400 m
<b>Garage</b>	Covered parking
<b>Drainage</b>	Mains drains
<b>Taxe foncière</b>	3024.00 €uros
<b>Energy efficiency rating</b>	E (370)
<b>CO2 emissions</b>	E (69)
<b>Agency fees</b>	Paid by the seller

## Property Description

Chalet Chamois is a combination of an old Savoyard chalet, completely renovated in 2004, and a more modern extension built in 2016, offering over 263m<sup>2</sup> of usable space. Located in the Servages neighbourhood, one of the most sought-after areas in Les Carroz, it enjoys a magnificent view of the Aravis mountain range and the village, while being just a ten-minute walk from the centre and a few metres from the slopes. Situated on the upper part of a 1434m<sup>2</sup> plot of land, it's entirely feasible to build another structure on the property.

Access to the chalet is from a platform that accommodates two parking spaces, one covered, and a spacious entrance that can also serve as a ski storage area, providing access to the lower level and the corridor connecting the new extension to the original chalet. On this level, there is a room currently used as a living room and a very spacious 24m<sup>2</sup> bedroom with balcony access, as well as a modern bathroom with bathtub and toilet. A door allows this space to be separated from the main chalet. The main chalet consists of a large hallway leading to a cathedral-style living room with a wood stove, providing access to a large southwest-facing terrace where you can admire the 180° view of the mountains. It also includes a dining room with an open kitchen and a guest toilet.

Upstairs, a mezzanine serves as an office and relaxation space, connecting to 2 large bedrooms, each with its own ensuite bathroom. One of them enjoys a west-facing balcony. The last level, situated on the garden floor, comprises 2 other ensuite bedrooms, a laundry room housing the boiler, and a cellar. From the bedrooms, there is access to a concrete terrace that opens directly onto the land.

You'll be captivated by the spacious rooms (each bedroom being no less than 14m<sup>2</sup>), the 180° view of Les Aravis, its proximity to all amenities, and its great potential.























