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# Chalet Bardella

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

**899 000 Euros**



## Contact

Contact **Liz Owens** about this property.

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# Key Features

<b>Price</b>	899 000 Euros
<b>Status</b>	SOLD
<b>Last updated</b>	25/07/2017
<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>	3
<b>Floor area</b>	160 m²
<b>Land area</b>	2405 m²
<b>Detached</b>	Yes
<b>Chimney</b>	Open fire
<b>Ski access</b>	Ski bus
<b>Nearest skiing</b>	500 m
<b>Nearest shops</b>	300 m
<b>Garden</b>	Yes
<b>Garage</b>	Covered parking
<b>Drainage</b>	Mains drains
<b>Taxe foncière</b>	1566.00 Euros
<b>Energy efficiency rating</b>	F (364)
<b>CO2 emissions</b>	C (21)
<b>Agency fees</b>	Paid by the seller

## Property Description

Enjoying the best of both worlds – proximity to the village, a short walk away, and a peaceful, secluded location with stunning views and natural surroundings - this chalet is the ideal family home or holiday getaway.

Built in the mid 70s and subsequently modernised and extended by the current owners, the chalet is light and airy with large south and west facing patio doors, inviting the picturesque surroundings into the living space.

The chalet is on mains drainage, has double glazing, electric heating (underfloor in the extension), a central mechanical ventilation system (VMC) and electric and wooden shutters.

The main part of the chalet consists, on the upper ground floor, of an entrance hall, a separate toilet, and a large living area comprising an open plan fully equipped kitchen, spacious dining area and cosy lounge with large open fireplace. The living area leads onto a large wooden south facing terrace and balcony that wraps round the chalet.

Stairs lead down to the boiler room which also serves as a ski locker and storage space and can be accessed from outside. On the lower ground level is the parental suite with ensuite shower room and cosy sitting area which enjoys the mountain outlook from its patio doors that lead onto the lower terrace.

The top floor houses 3 bedrooms (2 of which have access onto the south facing balcony) and a family bathroom.

The garage has been converted into a studio apartment on the lower ground floor with separate access. This has been rented out separately for a number of years.

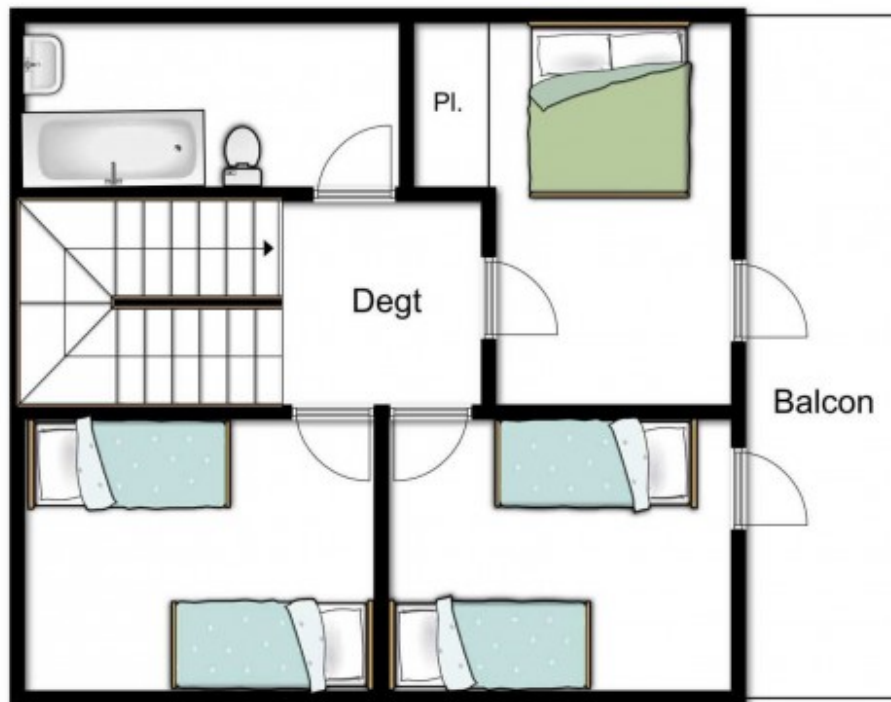
Due to its central location, the chalet rents out easily.

There is ample uncovered parking but also covered for 2 cars in the carport along the drive. A 'mazot' behind the chalet serves as a useful overflow storage and garden tools space.

The garden is relatively flat and private with a picturesque pond.







Etagé













