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Alpine Property SAS au capital de 3 450 € - RCS Thonon les Bains 508 578 556 - siège: 153 chemin du Chargeau, 74110 Morzine, France - Titulaire de la Carte Professionnelle n° CPI 7401 2016 000 017 391 délivrée par la CCI de la Haute Savoie

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# Chalet Alpin

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

**475 000 €uros**



## Contact

Contact **Liz Owens** about this property.

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# Key Features

<b>Price</b>	475 000 Euros
<b>Status</b>	SOLD
<b>Last updated</b>	07/06/2018
<b>Area</b>	Grand Massif
<b>Location</b>	Flaine & Les Carroz
<b>Village</b>	Les Carroz d`Araches
<b>Bedrooms</b>	3
<b>Bathrooms</b>	1
<b>Floor area</b>	78.2 m²
<b>Land area</b>	456 m²
<b>Detached</b>	Yes
<b>Heating</b>	Electric radiators
<b>Chimney</b>	Wood burning stove
<b>Nearest skiing</b>	700 m
<b>Nearest shops</b>	1.2 km
<b>Garden</b>	Yes
<b>Garage</b>	Covered parking
<b>Drainage</b>	Mains drains
<b>Annual charges</b>	860.00 Euros
<b>Energy efficiency rating</b>	G (454)
<b>CO2 emissions</b>	C (22)
<b>Agency fees</b>	Paid by the seller

## Property Description

Set in a quiet estate of traditional alpine chalets, this cosy chalet of 78.21m2 habitable space (48.62m2 Loi Carrez) is the perfect family ski retreat, away from the hustle and bustle of the resort 1.2km away. It is just 700m from the main lift.

Built in the late 90s, the chalet comprises on the ground floor: an entrance with cupboard, separate wc, access to garage currently used as a laundry/storage room, living area with kitchenette, dining area and lounge with log burner. The lounge leads directly onto the south facing garden. Along the side and back of the chalet are sheds for storage. At the front is a carport for one vehicle. 3 bedrooms and a bathroom are on the top floor.

The heating is electric and the chalet is connected to mains drainage. It forms part of a horizontal copropriety with yearly costs of c.860€/year including snow removal.





















