



UNDER OFFER STUNNING 6 BEDROOM
CHALET BUILT 2017 WITH GLORIOUS
MOUNTAIN & FOREST VIEWS.

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PROPERTY FACT FILE	
REFERENCE	A36640JST74
PRICE	€ 1,325,000 £ 0* *agency fees included: 5 % TTC to be paid by the buyer (1 262 063 EUR hors honoraires)
BEDROOM	6
BATHROOM	5
ACCOMMODATION	255 m²
LAND	908 m²
TOWN	LES CARROZ D ARACHES
DEPARTMENT	
LOCATION	Hamlet property
TYPE	Maison de Vacances, House, Wooden Chalet
CONDITION	
FEATURES	Mains Drains, Garage, Close to ski resort
*Price based on current exchange rate which is subject to change	



- Convenient access to multiple ski resorts
- Constructed just 8 years ago
- Peaceful mountain setting with fabulous views
- High quality finishings
- Easy access to Geneva

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Please note, a letter of intention to buy has been signed, therefore we are unable to arrange viewings or accept other offers.

Built in 2017 to a high standard in meleze wood, this outstanding chalet combines quality craftsmanship with stunning views of the

DESCRIPTIF

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Tucked away in a serene and peaceful setting, it's the perfect retreat after a day in the mountains.

Constructed with Meleze wood throughout, this high-quality six bedroom chalet was constructed by the reputable local constructor Roux. It is built over three-storeys and includes numerous features such as electric underfloor heating on the lower and middle floors and modern conveniences like electric blinds and automatic lighting.

The attention to detail in this chalet is exceptional. In addition to the panoramic windows in the kitchen and TV snug, wherever it's possible to have a view of the mountains or forest, windows have been incorporated into the design of the building. With so much natural light flooding into the house and multiple terrace areas on all sides, the outside and interior space seamlessly blend with one another.

In terms of location, it is conveniently located to access the mountains with a ski bus stop a 10-minute walk away and the Les Carroz telecabine just 3.5 km. The nearest boulangerie is only 1.5 km away in Arâches.

Geneva: 55 km

Additionally

- Large lawn
- 2 years remaining on the decennale insurance
- Option to buy the contents and furniture
- Parking for 6 vehicles

The impressive Grand Massif ski area is on your doorstep with access to its 265 km of snow-sure pistes.. The ski domain includes Les Carro

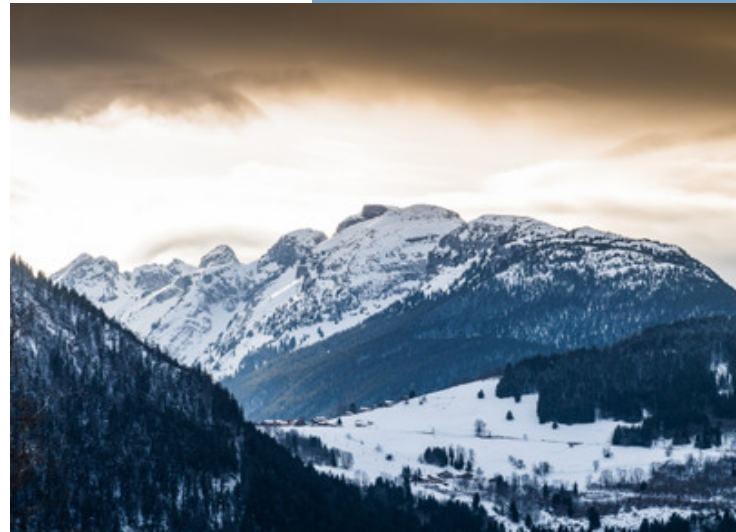
More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A36640JST74>

COMPLETE FILE AND PHOTO ON REQUEST

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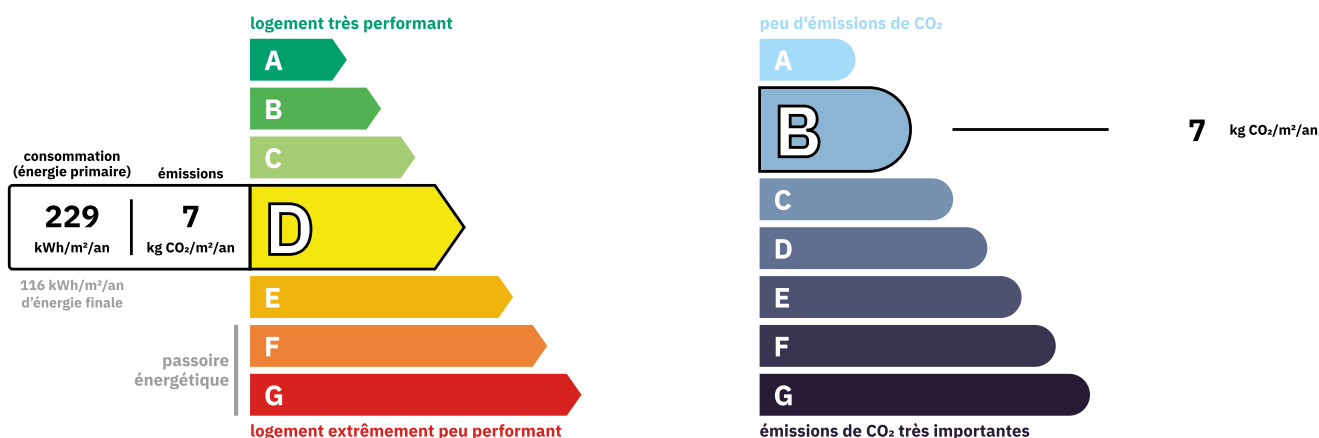


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ENERGIE-DPE

Information about risks to which this property is exposed is available on the Géorisques website :
<https://www.georisques.gouv.fr/>



Property **Poorly efficient**
Estimated annual energy costs
between 3670 € and 5040€ for 2023

NOTICE

Leggetts, their client and any joint agents give notice that:

I: Quoted prices are subject to fluctuations in exchange rates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

CONTACT

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AND PHOTOS
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