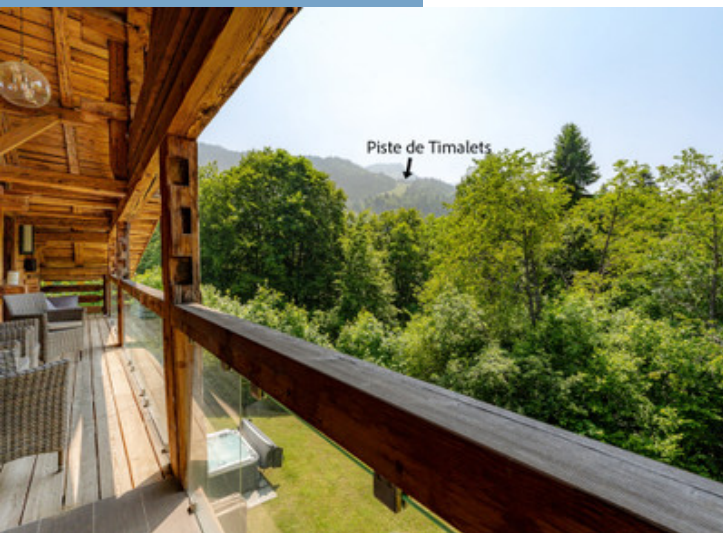




LUXURY 6 BEDROOM RENOVATED 18TH  
CENTURY FARMHOUSE – CLOSE TO THE CENTRE  
OF LES CARROZ, GRAND MASSIF

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LUXURY 6 BEDROOM  
RENOVATED 18TH  
CENTURY FARMHOUSE –  
CLOSE TO THE CENTRE  
OF LES CARROZ, GRAND  
MASSI...



PROPERTY FACT FILE	
REFERENCE	A44190JST74
PRICE	€ 2,250,000 £ 0* *agency fees to be paid by the seller
BEDROOM	6
BATHROOM	6
ACCOMMODATION	330 m <sup>2</sup>
LAND	2331 m <sup>2</sup>
TOWN	Arâches-la-Frasse
DEPARTMENT	
LOCATION	Village property
TYPE	Maison de Vacances, House, Wooden Chalet
CONDITION	
FEATURES	Mains Drains, River Frontage, Private parking
*Price based on current exchange rate which is subject to change	



- Private setting overlooking forest
- Large garden
- Historic property
- Spacious throughout
- Near skiing

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MASSI...

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This outstanding property perfectly blends historic character with modern luxury, offering beautifully renovated accommodation just a short walk from the centre of Les Carroz.

The impressive open-plan top floor, with its vaulted ceilings and

## DESCRIPTION

This beautifully restored 18th-century farmhouse has been thoughtfully transformed into a high-end alpine retreat, balancing traditional character with contemporary design.

The expansive top floor serves as the heart of the home, featuring a generous open-plan kitchen, dining, and living area of over 50m<sup>2</sup>, complemented by a further 25m<sup>2</sup> kitchen space—ideal for hosting and entertaining. Large openings onto the south-facing balcony flood the space with natural light and enhance the sense of volume created by the double-height ceilings and exposed beams.

Across the property, six well-appointed bedrooms—most en-suite—offer flexibility for families or groups, while the two master suites add an extra level of comfort with bathtubs and balcony access.

The lower ground floor is designed for leisure, complete with a stylish bar, games and TV area, sauna, and seamless access to the landscaped garden, terrace, and hot tub.

With a heated ski and bike room and close proximity to the Kédeuze cable car, the chalet is perfectly equipped for both winter sports enthusiasts and year-round mountain living.

Underfloor heating throughout

\*Total floorspace 330 sq m. Loi carrez 273 sq m\*

The impressive Grand Massif ski area is on your doorstep with access to its 265 km of pistes.. The ski domain includes Les Carroz, Samoëns, Morillon and Flaine, which has a top ski station at 2500 metres and many north-facing slopes. Within walking distance from the farmhouse is the free beginne...

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A44190JST74>

COMPLETE FILE AND PHOTO ON REQUEST



LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE

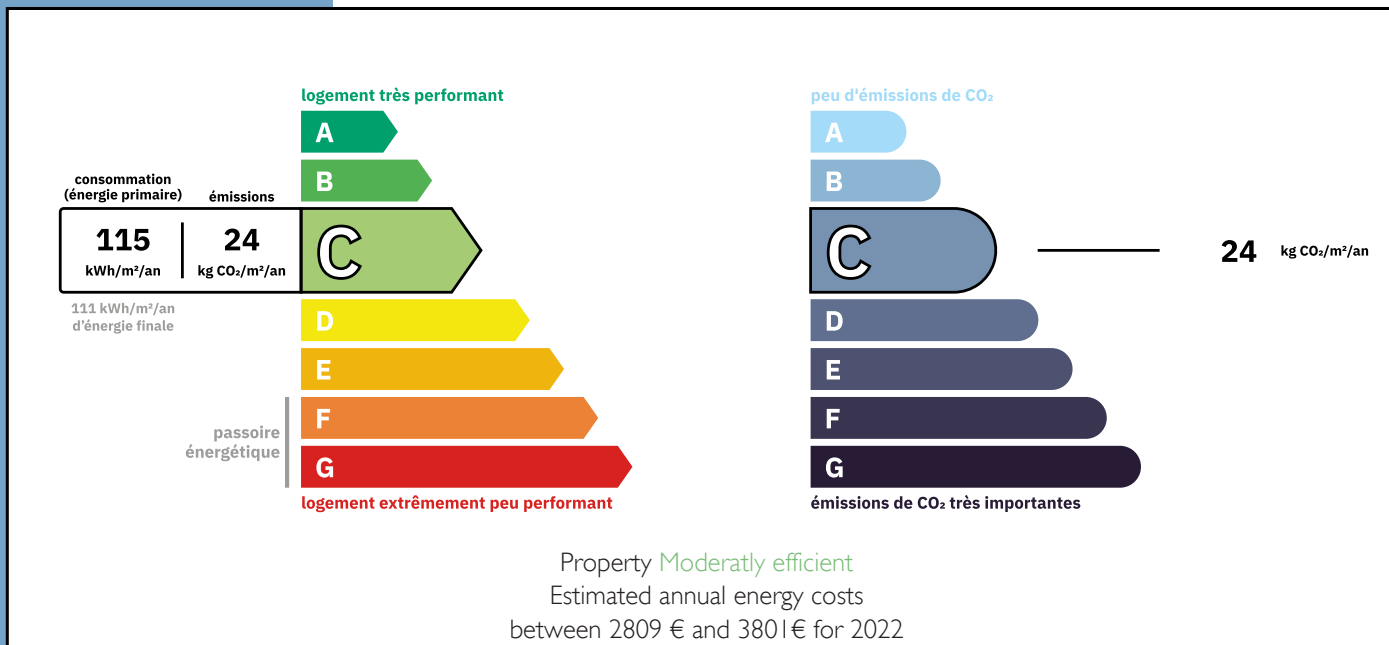
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: [prestige@leggett.fr](mailto:prestige@leggett.fr)

LUXURY 6 BEDROOM  
RENOVATED 18TH CENTURY  
FARMHOUSE – CLOSE TO THE  
CENTRE OF LES CARROZ,  
GRAND MASSI...

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

Ref : A44190JST74

## ENERGIE-DPE



## NOTICE

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

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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

Réf :A44190JST74  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

**LEGGETT**  
IMMOBILIER INTERNATIONAL

Téléphone : +33 553 608 488  
E-mail: [prestige@leggett.fr](mailto:prestige@leggett.fr)

LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE  
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: [prestige@leggett.fr](mailto:prestige@leggett.fr)