

UNDER OFFER 5-bedroom chalet with independent 2-bedroom apartment for sale in Les Carroz, situated on 1600m2 of land with parking and stunning mountain views. Visit the Leggett website...



## INFORMATION

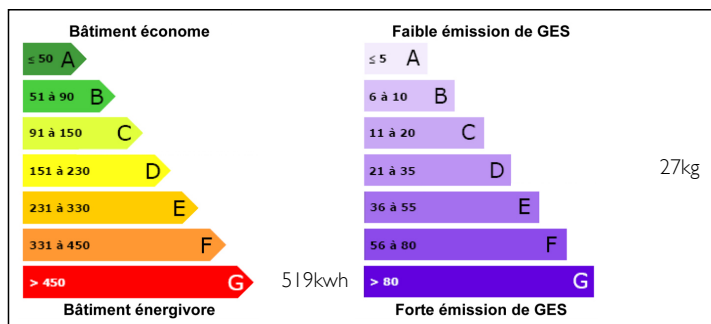
Town:	LES CARROZ D ARACHES
Department:	Haute-Savoie
Bed:	7
Bath:	4
Floor:	182 m2
Plot Size:	1658 m2

## IN BRIEF

This traditional chalet is located in the peaceful and highly desirable area of Les Feux, 2km (5 min drive) from the centre of Les Carroz. The roof has recently been fully re-tiled and there is an independent apartment on the ground floor which could be rented out or provide lodgings for staff should the chalet be used as catered accommodation for holidaymakers. Situated close to the main road from Les Carroz to Flaine, there is quick and easy access to both resorts, as well as the chairlifts at Les Molliets (Les Carroz 1500).

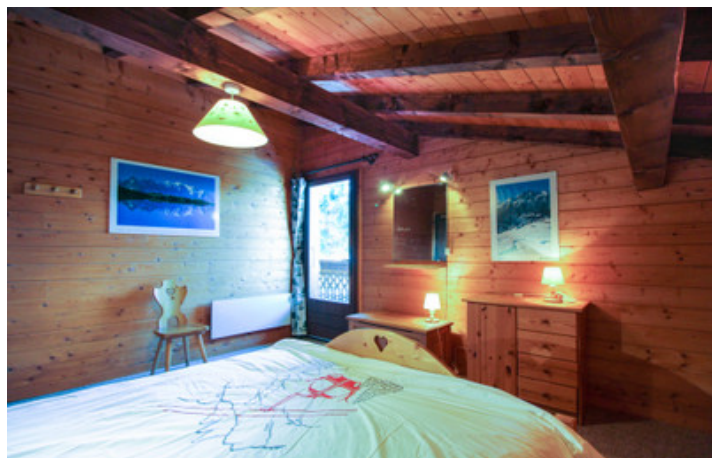


## ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



## DESCRIPTION

The chalet comprises:

Entrance floor - Large entrance / storage room for skis, boots, wet gear, bicycles etc, leading to the main chalet. Two shower rooms, separate WC, office / bedroom, large living / dining room with well-equipped spacious kitchen. Doors leading to South-facing balcony with views across the mountains and valley below.

First floor - 2 double bedrooms, 1 twin bedroom, 1 triple bedroom (3 single beds), 1 bathroom.

Lower ground floor - Independent 2-bedroom apartment with spacious kitchen and lounge, shower room. Enormous double garage for use for either parking or extra storage. There is also parking space for 3 cars outside the property.

## LOCAL TAXES

**Taxe foncière: 2621 EUR**

**Taxe habitation: 3586 EUR**

## NOTES

Les Carroz is a charming French village - turned ski resort. Situated right at the heart of the Grand Massif ski area, it is a great starting point for exploring. In summer the village is a popular family destination, with plenty of varied activities on offer such as hiking, mountain biking, or simply relaxing at the swimming pool and spa in the centre of town.

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