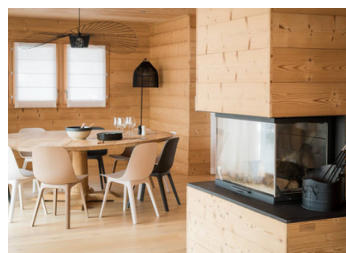
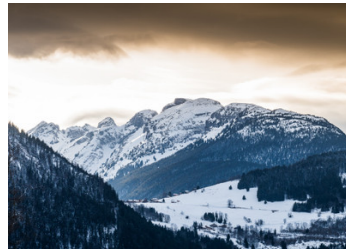
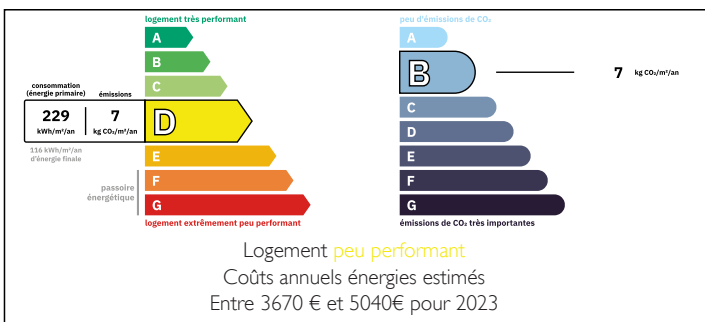


**\*UNDER OFFER\*** Stunning 6 bedroom chalet built 2017 with glorious mountain & forest views.

## EXCLUSIVE



## ENERGY - DPE



## INFORMATION

Town:	LES CARROZ D ARACHES
Department:	Haute-Savoie
Bed:	6
Bath:	5
Floor:	255 m2
Plot Size:	908 m2

## IN BRIEF

**\*\*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 melez wood, this outstanding chalet combines quality craftsmanship with stunning views of the Aravis mountains.

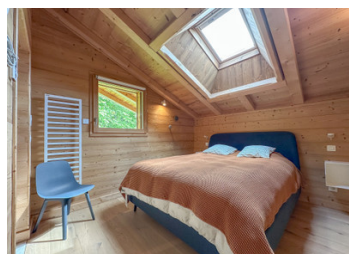
The interior is thoughtfully crafted, featuring panoramic windows that frame the garden and forest, and a glass partition between the kitchen and TV snug that enhances the sense of openness. The rooms are spacious, and there's plenty of outdoor space to enjoy.

### Summary

- Garden level: entrance, bedroom 1 (principal bedroom with ensuite shower); wc; bedroom 2 (2 bunk beds); bathroom; sauna with large shower;

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.



## LOCAL TAXES

Taxe habitation: EUR

## NOTES

## DESCRIPTION

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

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 Carroz, Samoëns, Morillon and Flaine, which...