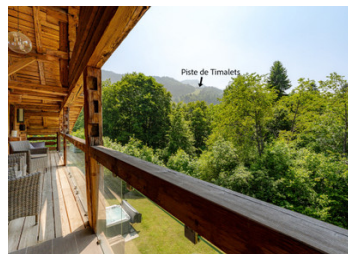
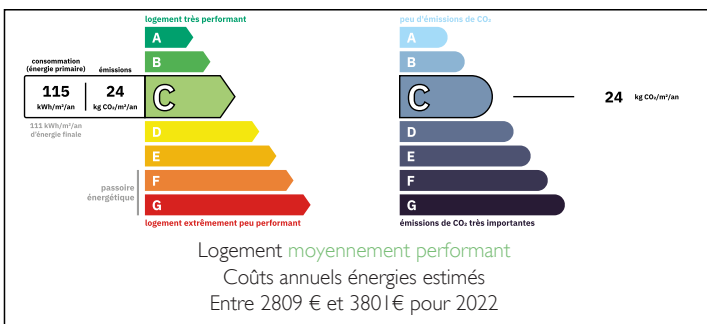


Luxury 6 bedroom renovated 18th century farmhouse – close to the centre of Les Carroz, Grand Massif



ENERGY - DPE



INFORMATION

Town:	Arâches-la-Frasse
Department:	Haute-Savoie
Bed:	6
Bath:	6
Floor:	330 m ²
Plot Size:	2331 m ²

IN BRIEF

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 exposed beams, creates a stunning space for entertaining, while six en-suite bedrooms provide excellent comfort and privacy. The lower ground floor adds real appeal with its relaxation room, bar, sauna, and direct access to the garden and hot tub.

Easy access to the Grand Massif ski area

Summary

- Upper floor
- Large open plan living space with kitchen, dining area, living room & access to a south-facing balcony
- Ensuite double bedroom

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.

- Garden floor
- Living/TV room with bar, double bedroom, bathroom, sauna, laundry room, technical room



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 50m², complemented by a further 25m² 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 beginners area in the village centre with a covered 'magic carpet'. The main ski lift is accessed either...

LOCAL TAXES

Taxe foncière: 2441 EUR

Taxe habitation: EUR

NOTES