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## Contemporary chalet with view and swimming pool

Araches La Frasse , Haute-Savoie , Auvergne-Rhône-Alpes



# €1,198,000

inc. of agency fees

6 Beds   2 Baths   220 sqm   0.17 ha

Ideally located in the heart of the Grand Massif, built on a plot of 1678 sqm, this former vernacular chalet from the 70s, dressed in stone and wood, has been completely renovated. It now offers a living...

### At a Glance

<b>Reference</b>	MFH-ALPEA1327EA-1	<b>Near to</b>	Araches La Frasse	<b>Price</b>	€1,198,000
<b>Bed</b>	6	<b>Bath</b>	2	<b>Hab.Space</b>	220 sqm
<b>Land</b>	0.17 ha	<b>Pool</b>	Yes	<b>Land Tax</b>	N/A

### Property Description

Ideally located in the heart of the Grand Massif, built on a plot of 1678 sqm, this former vernacular chalet from the 70s, dressed in stone and wood, has been completely renovated. It now offers a living area of 220 sqm cultivating the art of living inside and outside.

Past the entrance, a vast hall distributes a laundry room and its direct access to the garage, and a home-cinema room. A sleeping area, consisting of a studio with terrace, a hammam and a suite with shower and separate toilet, completes this level.

The upper floor hosts a living room suitable for entertaining. Its beautiful volume offers a lounge area, where you can curl up by the fire and a bar area, adding to the conviviality of the place. The dining area faces the kitchen and the straight staircase, made of old wood stringers and glass slab steps, serves as a link between these two spaces.

The kitchen opens directly onto a large terrace sheltered by a pergola, and enjoying a plancha area and pizza oven. Delimited by three steps, the outdoor relaxation area is extended with a heated swimming pool.

On the same level is a separate toilet and a master bedroom with direct access to the terrace and open bathroom, adorned with a large walk-in shower and a free-standing Bali stone bathtub.

The last level shelters under slope, three rooms and a bathroom. Two of them benefit from a balcony, one of which is equipped with a shower and basin.

The ubiquitous wood contributes to the warm atmosphere of the place and its many openings bring nature in allowing you to contemplate the peaks.

An automated gate equipped with a camera, a 90 sqm double garage, a carport that can accommodate three vehicles complete the amenities of this comfortable chalet, close to the ski slopes.

**ENERGY CLASS: D / CLIMATE CLASS: B.**

Estimated average amount of annual energy expenditure for standard use, based on energy prices for the year 2021: between EUR2'790 and EUR 3'820.

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ESPACES ATYPIQUES GENEVOIS - LÉMAN

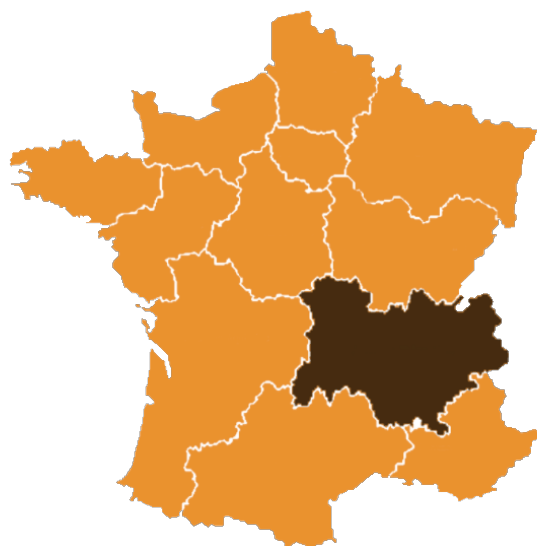
## Summary

Property type:	House
Bedrooms:	6
Bathrooms	2
Price	€1,198,000

## Key Information

Year Built:	1988
Internal Area:	220 sqm
Land Area:	0.17 ha
Property Features:	
• Balcony:	3
Has a Garden	Yes
Swimming Pool?	Yes

## Location: Auvergne-Rhône-Alpes



## Gallery







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**C. BAUER – Sunday Times**

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