

French Alps Chalet For Sale

Business or investment opportunity

Chalet Virage
Route des Flaine
74300 Les Carroz D'Arâches
Haute Savoie FRANCE



Newly built (2006) chalet sleeping 12 plus owners'/staff accommodation – under an hour from Geneva Airport

Les Carroz is an attractive Alpine village situated within the Grand Massif ski domain (which is the fourth largest in the French Alps) offering 265 km of piste. Les Carroz has the distinct advantage over a significant number of French Alpine resorts in that it is under an hour from Geneva Airport and within 15 minutes of access to the A40 Autoroute at Cluses, which is the main motorway linking Geneva/Annecy with Chamonix and the Mont Blanc tunnel. The ski areas which make up the Grand Massif include Flaine, Samoëns, Morillon and Sixt Fer et Cheval.

Les Carroz has seen a significant amount of investment in recent years including a new télécabine, improvements to the lift system and significant development providing new, good quality apartment accommodation by developers such as MGM. Les Carroz has the advantage of

being a year-round resort and, in addition to Alpine skiing in the winter, offers mountain biking, walking and climbing in the summer, together with village facilities including tennis courts, outdoor swimming pool, leisure centre. Popular tourist destinations such as Chamonix, Annecy, Evian, Morzine, Les Gets and Avoriaz are all within 40 minutes to an hour of Les Carroz. In the last 5 years there has been a significant increase in British visitors to the village, although it still retains its charm as a typical Alpine village with street market and year-round retail and other facilities.

Description

The property comprises a newly constructed (completed 2006) detached chalet in typical Alpine style, sleeping up to 12 guests, comprising 4 bedrooms and ancillary accommodation, gardens, garage and parking, and a one-bedroomed apartment for owners/chalet staff. The property is sold fully furnished and equipped and includes an outdoor hot tub/Jacuzzi and sauna. The property is situated in a prominent position on Route des Flaine within approximately 10 minutes' walk of the village centre, is on a ski bus route and offers enviable views of the surrounding Alps. The chalet is within 1,000m of the nearest skiing and has a south facing garden. The basement comprises an 80 sq m apartment with sauna, boot room and several storage areas.

Accommodation

The property offers the following accommodation:-

Floor area	200 sq m
Land area	870 sq m
Bedrooms	5
Bathrooms	4

Ground floor – open plan living area comprising lounge with log burner and double height ceiling; dining area with stunning views; modern kitchen; separate wc; two ensuite bedrooms, one with balcony.

First floor – two bedrooms; family bathroom with mezzanine area.

Basement – sauna; one-bedroomed apartment; boot room; several large storage areas.

Outside – wooden decking with Jacuzzi (accessed from the dining area); enclosed garden; parking for several vehicles.

The Business

Since the property was constructed, our clients have operated the property both on a catered chalet basis (with offering self-catering lettings during the summer) and, in the past 3 years, have successfully let the property out for the ski season to a catered chalet operator, plus deriving additional income during the summer months from self-catering lettings. The chalet therefore offers the opportunity for a purchaser to either derive an income from the property or operate it as a business, having self-contained owners' accommodation on the ground floor. Further details are available on request.

Price

€648,000

Further Information

Further information regarding the chalet and the surrounding area is available from Simon Adams (simon@peill.com). More detailed information regarding the village is available at www.lescarroz.com and the ski domain at www.grand-massif.com

