

BARNES ARAVIS - LA CLUSAZ - CONTEMPORARY CHALET

---



SELLING PRICE : 2 940 000 €

---

CONTACT : CAROLE BERTRAND - MOBILE PHONE  
EMAIL : C.BERTRAND@BARNES-INTERNATIONAL.COM

---

310 ROUTE DU COL DES ARAVIS, 74220  
CLUSAZ  
74220 LA CLUSAZ



PHONE : 04 58 17 30 30  
ARAVIS@BARNES-INTERNATIONAL.COM

## DESCRIPTION

Contemporary ski-in/ski-out chalet, in a sought-after area of La Clusaz. It successfully combines the noble materials of the mountains - wood and stone, which give it its authentic character - with high-quality contemporary materials, offering modern, refined comfort and design. With approximately 230m<sup>2</sup> of floor space, it is spread over 3 levels; The garden level features a large, bright living area comprising a kitchen-dining room-lounge with fireplace, all opening onto a west-facing and south-facing terrace, a utility/boiler room with conversion potential and a toilet. On the 1st level, a landing room leads to 4 bedrooms, each with its own shower room or bathroom with toilet. The 2nd level has an entrance hall with plenty of storage space and a double garage with ski room. A traditional 19th century mazot completes this property, set in grounds of over 1300m<sup>2</sup>. Just a few minutes from the village centre, less than an hour from Geneva airport and 30 minutes from Lake Annecy, this is the ideal setting for relaxing or enjoying the mountains all year round.

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

## CARACTÉRISTIQUES

Type of property : House / Villa	Fees : -	Surface : -
Land area (m2) : -	Bedrooms : 4	Annual charges : -
Balcony Surface : 3 m <sup>2</sup>	Elevator : No	Swimming pool : No
Number of lots : -	* Fees chargeable : Seller	Terms tenant loads : -
Price of the discounted value : -	Monthly rent : -	

310 ROUTE DU COL DES ARAVIS, 74220  
CLUSAZ  
74220 LA CLUSAZ



PHONE : 04 58 17 30 30  
ARAVIS@BARNES-INTERNATIONAL.COM

NON-CONTRACTUAL INFORMATION

PARIS - GENEVA - LONDON - MOSCOW - NEW YORK - MIAMI - ST BARTH - DEAUVILLE - BASQUE COAST - FRENCH COUNTRYSIDE -  
ARCACHON BAY - PERIGORD - PROVENCE - FRENCH RIVIERA - SAINT TROPEZ - CORSICA - COURCHEVEL - MEGEVE



310 ROUTE DU COL DES ARAVIS, 74220  
CLUSAZ  
74220 LA CLUSAZ



PHONE : 04 58 17 30 30  
ARAVIS@BARNES-INTERNATIONAL.COM