LEGGETT INTERNATIONAL REAL ESTATE & Hamptons INTERNATIONAL



PRESTIGE ALPINE CHALET WITH PANORAMIC ARAVIS VIEWS, NEAR LA CLUSAZ, LE GRAND-BORNAND, ANNECY & GENEVA

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PROPERTY FACT FILE

REFERENCE	A43788NT74
PRICE	€ 3,380,000 £ 0* *agency fees to be paid by the seller
BEDROOM	9
BATHROOM	8
ACCOMMODATION	386 m²
LAND	1617 m²
TOWN	Saint-Jean-de-Sixt
DEPARTMENT	
LOCATION	Ski
TYPE	Chalet, Ski Chalet
CONDITION	
FEATURES	Business potential, Panoramic views

*Price based on current exchange rate which is subject to change

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- Panoramic views of the Massif des Aravis
- Flexible chalet with 2 independent apartments
- 9 bedrooms across main home and apartments
- Quality construction and high energy efficiency
- Close to La Clusaz, Grand-Bornand, Annecy & Geneva

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Discover this exceptional alpine chalet offering approximately 546 m² of total space (386 m² habitable), combining a substantial main residence with two independent apartments, set within a landscaped plot of 1,617 m² and enjoying uninterrupted views across the Aravis mountains. The property offers excellent lifestyle flexibility, whether as



DESCRIPTION

This impressive chalet, built in 2007 and surrounded by mountain views, offers generous volumes and a thoughtful layout designed for comfortable family living with additional accommodation options depending on the buyer's intended use.. The property provides approximately 546 m² of total space (386 m² habitable), set across three levels on a flat and well-maintained plot of 1,617 m².

The main residence, extending to around 280 m², centres around a spacious and light-filled open-plan living area of approximately 95 m², including a lounge with cathedral ceiling, a sitting area with feature ceramic stove, a dining area and a fully equipped kitchen. This space opens directly onto a 90 m² terrace and the surrounding garden, creating a natural flow between indoor and outdoor living. The upper level provides additional reception or office space along with several generously sized bedrooms, each with storage and en-suite facilities, including a principal suite with jacuzzi bathroom.



The chalet also includes two independent apartments of 68 m² and 28 m², offering flexibility for accommodating family, friends or guests, or for potential seasonal rentals. Each apartment benefits from dedicated facilities, including ski lockers and boot warmers, particularly useful after a day in the mountains.

The overall layout, number of bedrooms and en-suite facilities, and separation between living areas make the property particularly well suited to buyers seeking a flexible property wi...



More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A43788NT74

COMPLETE FILE AND PHOTO ON REQUEST

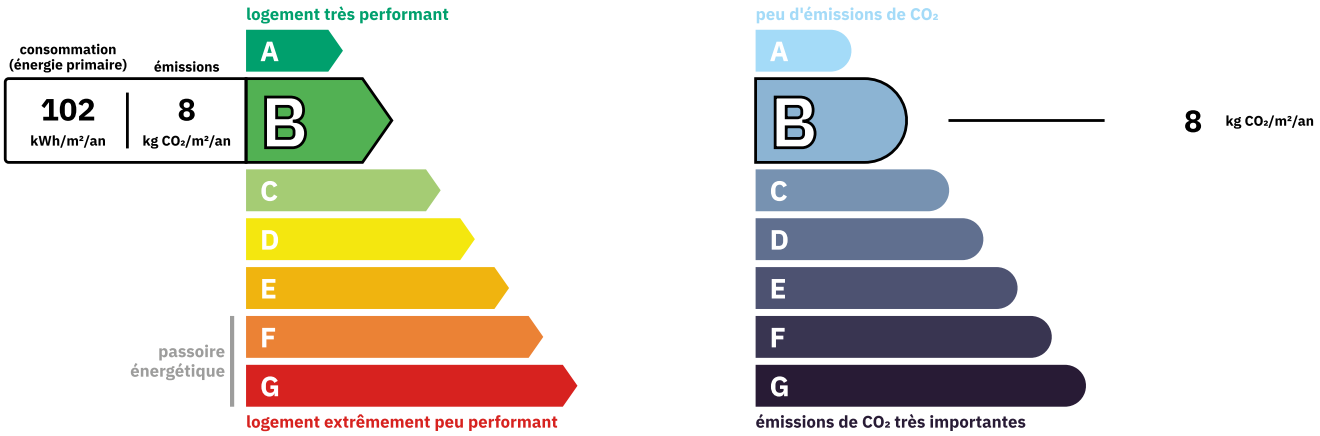
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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

ENERGIE-DPE



Property Efficient
Estimated annual energy costs
between 2050 € and 2850€ for 2021

NOTICE

Leggetts, their client and any joint agents give notice that:

1: Quoted prices are subject to fluctuations in exchangerates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

CONTACT

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FILE COMPLETE AND PHOTOS ON REQUEST

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