



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

PRESTIGE ALPINE CHALET  
WITH PANORAMIC ARAVIS  
VIEWS, NEAR LA CLUSAZ,  
GRAND-BORNAND, LAKE  
ANNECY & GEN...



PROPERTY FACT FILE	
REFERENCE	A43788NT74
PRICE	€ 3,380,000 £ 0* <small>*agency fees to be paid by the seller</small>
BEDROOM	9
BATHROOM	8
ACCOMMODATION	386 m <sup>2</sup>
LAND	1617 m <sup>2</sup>
TOWN	Saint-Jean-de-Sixt
DEPARTMENT	
LOCATION	Ski
TYPE	Chalet, Ski Chalet
CONDITION	
FEATURES	Close to ski resort, Business potential, Panoramic views
<small>*Price based on current exchange rate which is subject to change</small>	



- Panoramic views of the Massif des Aravis
- Flexible living with guest accommodation potential
- 9 bedrooms across main home & apartments
- High-quality build with top energy efficiency
- Close to La Clusaz, Grand-Bornand, Annecy & Geneva

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Discover this exceptional alpine chalet offering approximately 546 m<sup>2</sup> of total space (386 m<sup>2</sup> habitable), combining a substantial main residence with two independent apartments, set within a landscaped plot of 1,617 m<sup>2</sup> 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 m<sup>2</sup> of total space (386 m<sup>2</sup> habitable), set across three levels on a flat and well-maintained plot of 1,617 m<sup>2</sup>.

The main residence, extending to around 280 m<sup>2</sup>, centres around a spacious and light-filled open-plan living area of approximately 95 m<sup>2</sup>, 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 m<sup>2</sup> 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.

At garden level, two independent apartments (approximately 68 m<sup>2</sup> and 28 m<sup>2</sup>) provide further flexibility, whether for hosting family and guests or for accommodating short- or longer-term stays. This configuration allows for multiple usage options, from a large private residence to a home with additional guest accommodation, depending on the buyer's plans.

The overall layout, number of bedrooms and en-suite facilities, and separation between living areas make the property particularly well su...

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

COMPLETE FILE AND PHOTO ON REQUEST

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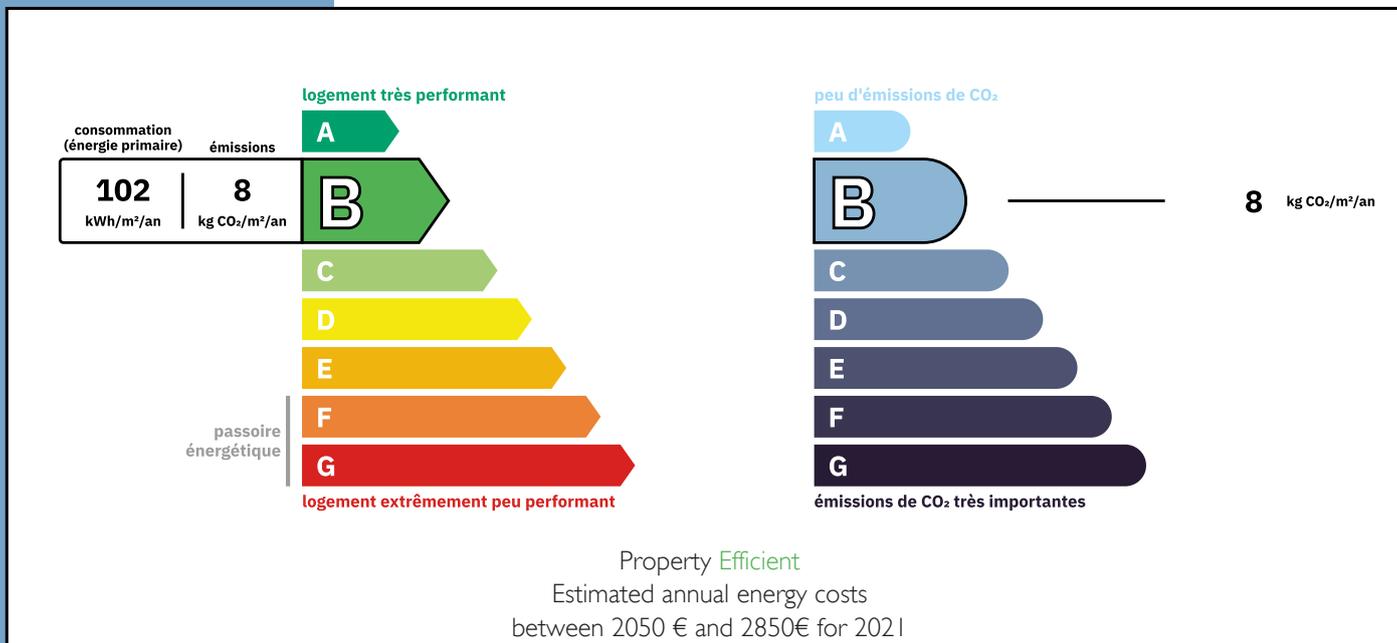


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Information about risks to which this property is exposed is available on the Géorisques website :  
<https://www.georisques.gouv.fr/>

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## ENERGIE-DPE



## NOTICE

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## CONTACT

Réf :A43788NT74  
FILE COMPLETE  
AND PHOTOS  
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