LEGGETT INTERNATIONAL REAL ESTATE & Hamptons INTERNATIONAL




# STUNNING 3 BEDROOM MODERN CHALET WITH A 2 BEDROOM APARTMENT IN A BREATHTAKING MOUNTAIN SETTING – 360° VIEWS

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## PROPERTY FACT FILE

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|---|---|
| REFERENCE | A46639JST74 |
| PRICE | € 997,500<br>£ 0*<br>*agency fees to be paid by the seller |
| BEDROOM | 5 |
| BATHROOM | 3 |
| ACCOMMODATION | 220 m² |
| LAND | 1611 m² |
| TOWN | Sixt-Fer-à-Cheval |
| DEPARTMENT | |
| LOCATION | Village property |
| TYPE | Maison de Vacances, House, Wooden Chalet |
| CONDITION | |
| FEATURES | Mains drainage, Garage, Private parking |

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






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- Incredible unrivaled mountain setting
- Includes self contained 2 bedroom apartment
- Extensive grounds and vegetable patch.
- Built in 2013 : Land constructible.
- Easy access to the Grand Massif ski domain

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Rarely available south-facing chalet in Sixt-Fer-à-Cheval with exceptional panoramic mountain views, a large garden, easy access to skiing, and added rental income potential from a separate apartment on the garden level.





# DESCRIPTION

Sixt-Fer-à-Cheval, a charming village in the Haute-Savoie region of the French Alps, is famed for its breathtaking scenery and outdoor activities. It forms part of the Grand Massif ski area, offering a peaceful, traditional Alpine experience. The village is best known for the Cirque du Fer-à-Cheval, a vast natural amphitheater surrounded by towering limestone cliffs, creating a dramatic horseshoe shape. With cliffs reaching up to 700 meters and over 30 waterfalls in spring and summer, the Cirque is a natural wonder.

Sixt-Fer-à-Cheval forms part of the impressive Grand Massif ski domain which is France's 4th largest ski area and also includes the resorts of Samoëns, Flaine, Morillon and Les Carroz. It boasts an impressive 265 km of pistes.

Outdoor enthusiasts flock to the area for hiking, rock climbing, and exploring the trails within the Sixt-Passy Nature Reserve. In winter, the village offers a tranquil setting for skiing, cross-country trails, and snowshoeing. Rich in history, Sixt-Fer-à-Cheval features a 12th-century abbey and traditional Alpine architecture, making it an ideal destination for those seeking both adventure and serenity in the French Alps.

In the village centre, there are also a number of shops, restaurants and bars.

Chalet summary



• Ground floor (c. 90 m²)
Entrance, boot room
Leading to open plan lounge (with wood burner), kitchen and dining area
Large terrace
Pantry
WC
Garage with mezzanine

• Upper floor (c. 70 m²)
2 double bedroo...

More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A46639JST74

COMPLETE FILE AND PHOTO ON REQUEST

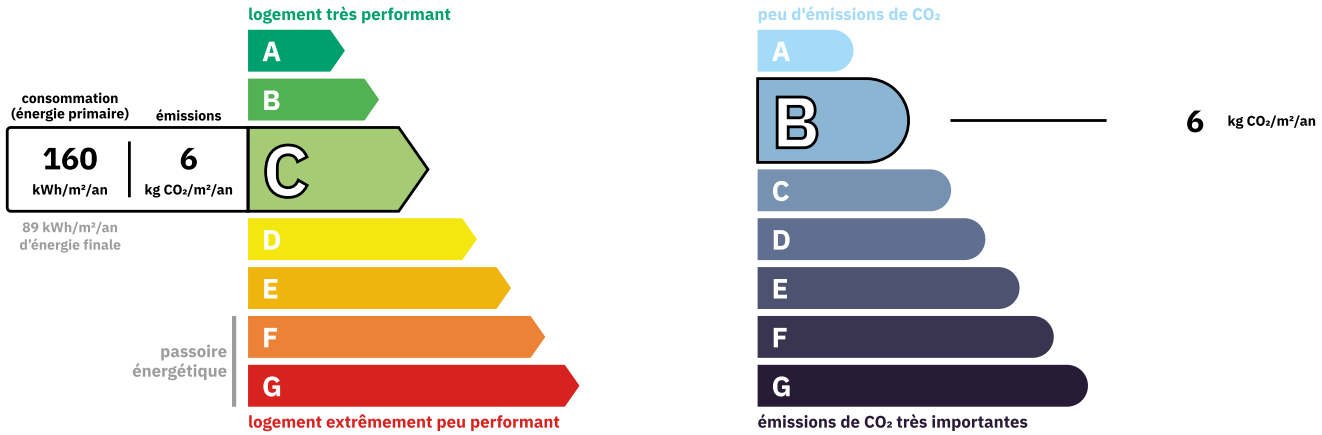
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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

# ENERGIE-DPE




Property Moderatly efficient
Estimated annual energy costs
between 2730 € and 3750€ for 2023

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# CONTACT

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