



## NEW CHALET APARTMENT ONE HOUR FROM GENEVA AIRPORT WITH STUNNING VIEWS AND EASY ACCESS TO SKI SLOPES AND TRAILS

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AND EASY ACCESS TO SKI  
SLOPES ...



PROPERTY FACT FILE	
REFERENCE	A32619KP74
PRICE	€ 990,000 £ 829,699* <small>*agency fees to be paid by the seller</small>
BEDROOM	3
BATHROOM	1
ACCOMMODATION	140 m <sup>2</sup>
LAND	105 m <sup>2</sup>
TOWN	Saint-Jean-de-Sixt
DEPARTMENT	Haute_Savoie
LOCATION	Hamlet property
TYPE	Maison de Vacances, Apartment, Ski Apartment
CONDITION	New Build
FEATURES	Mains Drains, Garage, Private parking
<small>*Price based on current exchange rate which is subject to change</small>	



- Located minutes from the ski slopes
- A large terrasse with a magnificent view
- Two bedrooms with possibility of a third
- Exclusive access to a garden
- Comes with a garage and parking space

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## DESCRIPTIF

This stunning chalet-style apartment in Saint Jean de Sixt is the base for a perfect mountain getaway! Only three kilometers from the ski slopes of La Clusaz and Grand Bornand, it offers year-round outdoor activities for mountain sports enthusiasts.

Ideally located in the heart of the Aravis Mountain range, the apartment is 23 kms from lake Annecy, and one hour from Geneva airport. With fantastic mountain views over Saint-Jean-de-Sixt, the gateway village to the main Aravis ski resorts, you are only a short drive away from the village center with its shops and restaurants.

Inside this apartment you will find a large living space connected to a customizable kitchen. Both the kitchen and living area open to a large terrace of nearly 40 square meters with magnificent and unobstructed views of the mountains and valley below. In addition to the large living space, you will find a beautiful primary bedroom with an ensuite bathroom, another well-lit bedroom and an independent WC.

Down the hallway, you will find a cabin-style room that can easily be made into a third bedroom. At the end of the hallway, you will find an open space perfect for an in-home office, with the possibility to be converted to a second bathroom. Upstairs, you will find a large ski room and laundry room with plenty of space to add a wardrobe for all your sports equipment. One level above the ski room, you will find the entrance to the apartment, with the garage next door and a dedicated parking space j



More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A32619KP74>

COMPLETE FILE AND PHOTO ON REQUEST

LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE

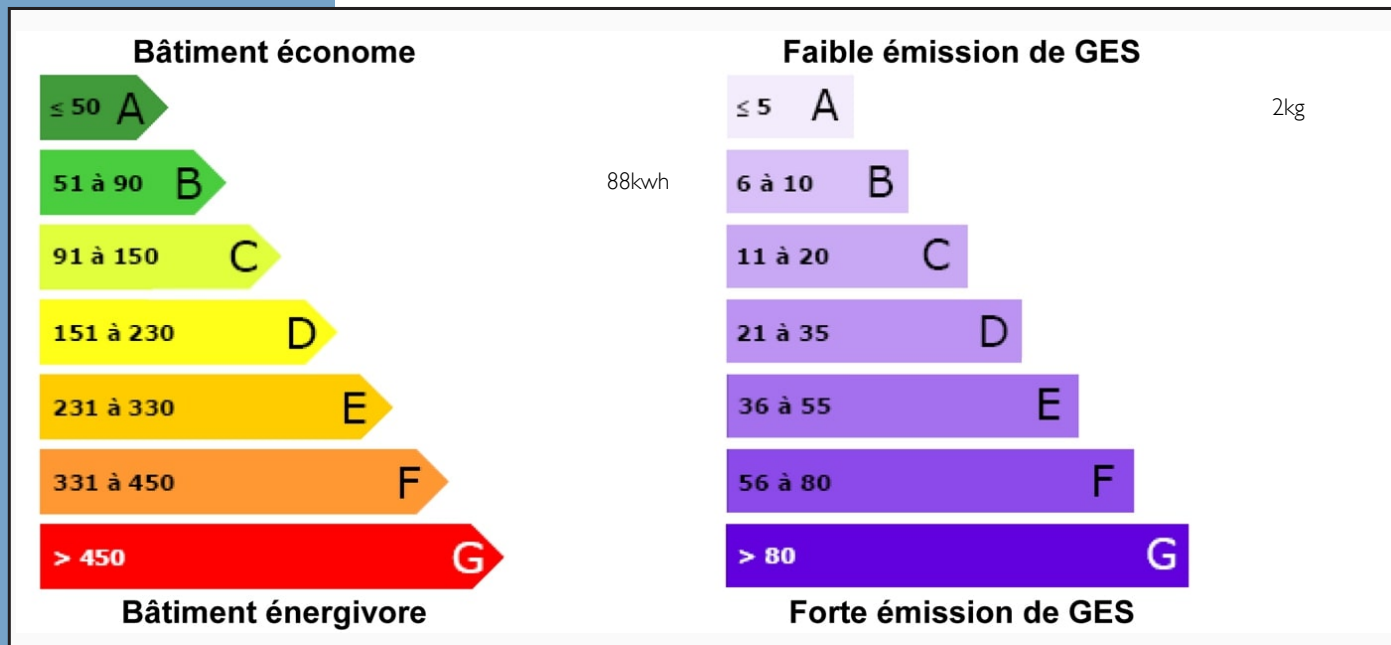
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Information about risks to which this property is exposed is available on the Géorisques website :  
<https://www.georisques.gouv.fr/>

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## ENERGIE-DPE



## NOTICE

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## CONTACT

Réf :A32619KP74  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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