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

REFERENCE	A46639JST74
PRICE	€ 997,500 £ 0* *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

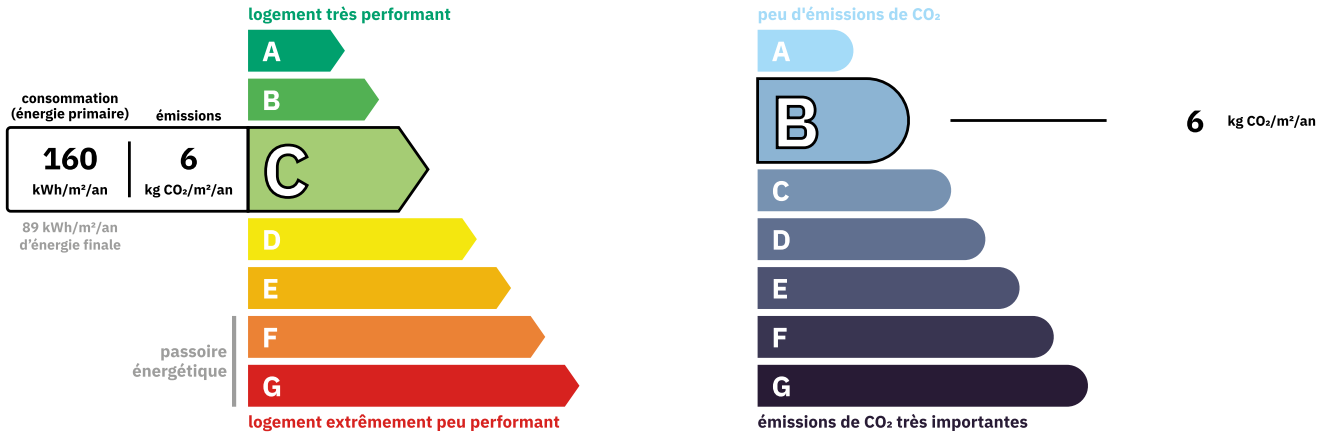
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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

ENERGIE-DPE



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

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.

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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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