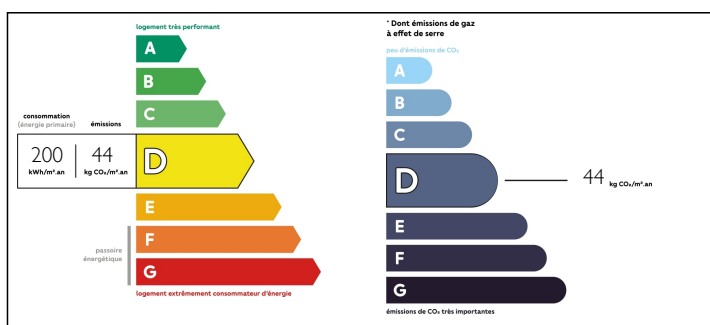


Stunning 4 bed renovated farmhouse, plus 2 bed apartment with outstanding mountain views, Sixt-Fer-à-Cheval.



## ENERGY - DPE



## INFORMATION

Town:	Sixt-Fer-à-Cheval
Department:	Haute-Savoie
Bed:	6
Bath:	5
Floor:	200 m2
Plot Size:	1184 m2

## IN BRIEF

\*NOW SOLD BY LEGETT \* This beautifully renovated farmhouse comprises of two separate living spaces: CHALET (c. 165 m2 of useful space) Ground floor • Private entrance leading to a spacious boot room in the entrance hallway • Double bedroom with bathroom • Laundry area • Main kitchen • Utility room with access to garden • Boiler room First floor • Large, open plan living room and dining area with a south-facing balcony and French doors near the dining area to access the garden • Central fireplace with wood-burning stove • Access to the main kitchen from the dining area Second floor • 3 large double bedrooms, one with its own bathroom and two with shower rooms • Access to the attic, which could be converted into further habitable space APARTMENT (c. 35 m2) • Private terrace and independent entrance. • Open plan living room / kitchen • 2 double bedrooms, one currently used as a TV snug. • Bathroom and WC EXTERIOR • Large garden with glorious views over

NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



## DESCRIPTION

The farmhouse offers the most sublime views over the traditional alpine village of Sixt-Fer-à-Cheval towards the Grand Massif mountains.

Highlights include:

- 2 minute walk into the village of Sixt-Fer-à-Cheval
- Sunny, south-facing location
- Large, plateau-like garden backed by forest and grazing land with commanding views over the river Giffre and the village below
- Cabin
- 8 minutes drive to Samoens and the Grand Massif Express for access to the ski domain.
- Local ski area in Salvagny and the famous Cascade run from Flaine ends nearby.
- 5 minutes drive to the spectacular Cirque du Fer-à-Cheval
- One hour to Geneva.

\*\* Contact us for more photos\*\*

## NOTES

The farmhouse was lovingly renovated by the current owners around 18 years ago and has been well maintained since then. The roof is repainted every other year and remains in very good condition. You'll see from the survey report that the energy rating is excellent for a property of this age.

Both the apartment and main part of the chalet are accessed via a short walk-up from the parking area below. To fully appreciate this amazing farmhouse, a viewing is essential.

Approx 200 sq m of useful space. Of which, approx 15-20 sq m is between 1 and 1.8 metres in height.

The Grand Massif ski domain and its 265 km of pistes are easily accessible from the farmhouse. The ski area consists of Flaine, Les Carroz, Samoëns, Morillon, and of course Sixt Fer à Cheval. With a top station of just under 2500 metres, on...