

Charming chalet surrounded by towering peaks near Sixt-Fer-à-Cheval. 3 bedrooms, plus mezzanine and games room



INFORMATION

Town:	Sixt-Fer-à-Cheval
Department:	Haute-Savoie
Bed:	3
Bath:	2
Floor:	142 m2
Plot Size:	1096 m2

IN BRIEF

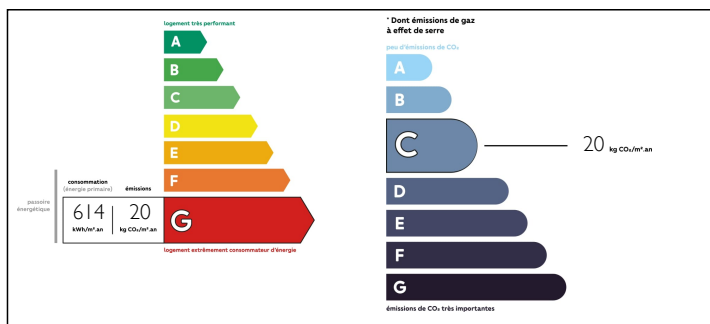
For those looking for an idyllic mountain retreat, this beautifully decorated chalet could be ideal. The chalet has extensive grounds and is just 1 km from the delightful village of Sixt which has a boulangerie, shops and a handful of restaurants. The beginner ski slopes in Salvagny and Le Rouet bar/restaurant are only 300 m away. ****Contact us for more photos****

The chalet features:

- On the entrance (1st) floor: open plan living room, dining area and kitchen, with a stone feature-fireplace in the centre of the room. Wrap around balcony on 3 sides, accessed from the dining area and living room with outstanding views of the surrounding mountains. Shower room and WC.
- 2nd floor: Cosy lounge/TV snug in the mezzanine area, double bedroom and twin bedroom with lots of storage built into the eaves, bathroom.
- Ground floor: Double bedroom, garage converted to games room, large storage room, utility/boiler room, WC.
- Extensive grounds...



ENERGY - DPE



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

** c. 148 sq m of useful space which includes the garage conversion into a games room and a storage room**

From the chalet, the beginners slopes at Salvagny are just 300 m away. The ski bus stop is also nearby to provide access to Samoens. From there, the whole of the Grand Massif ski area and its 265 km of pistes are accessible.

The ski area consists of Les Carroz Samoëns Morillon Sixt Fer à Cheval and Flaine. With a top station of 2500 metres mostly north-facing slopes and close proximity to Mt Blanc and the microclimate it generates this is one of the Haute-Savoie's most snow-sure ski resorts.

Sixt-Fer-à-Cheval is a magnificent village in the Haute-Savoie and well-known thanks to its architectural heritage, and especially thanks to its classified natural sites, such as the Cascade du Rouget waterfall, the Cirque du Fer-à-Cheval, the Gorges des Tines and the 12th century Abbey. Sixt ski area is linked to the Grand Massif via the superb Piste des Cascades, a 14 km-long blue slope.

In the summer, beginner and advanced hikers can explore the footpaths through the biggest natural reserve in Haute-Savoie: Sixt-Passy Nature Reserve.

The pretty medieval village of Samoens is only 6 km away. Geneva is just 60 km away. The Giffre valley is just as popular in the summer with numerous activities and festivals all season long. Check out the Sixt-Fer-à-Cheval, Samoens and Morillon tourist sites for more information.

Information about risks to which this property is...

NOTES