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Ref: A46639JST74 Price: 997 500 EUR

agency fees to be paid by the seller

Stunning 3 bedroom modern chalet with a 2 bedroom apartment in a breathtaking mountain setting – 360 views







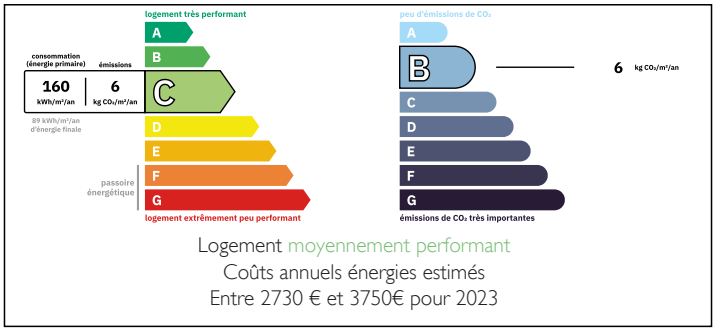








ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 2730 € et 3750€ pour 2023

INFORMATION

Town:	Sixt-Fer-à-Cheval
Department:	Haute-Savoie
Bed:	5
Bath:	3
Floor:	220 m2
Plot Size:	1611 m2

IN BRIEF

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.

Just 40 m to the free ski bus stop for access to Samoëns (6 km) and the Grand Massif ski domain. 500 m to the village centre and beginner pistes.

This spacious property is set over 3 levels and features a bright open-plan living, kitchen and dining area with a wood burner, opening onto a large south-facing terrace. The main residence offers three bedrooms, including one en-suite, a mezzanine office, family bathroom, plus a garden level with a large cave and laundry room.

Separate 70 m² apartment with two double bedrooms, its own living space & private terrace for

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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.

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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)

NOTES