

4-bedroom chalet in excellent condition situated in a beautiful riverside setting with stunning mountain views

EXCLUSIVE



INFORMATION

Town:	Sixt-Fer-à-Cheval
Department:	Haute-Savoie
Bed:	4
Bath:	3
Floor:	145 m2
Plot Size:	1809 m2

IN BRIEF

Wake up to the sound of a river flowing gently through the mountains.

Privately located, fully renovated 4 bedroom chalet with a stunning extension and large garden. Near Sixt Fer-à-Cheval.

Summary

- Ground floor: Entrance hall leading to a large dining room with fireplace and two kitchens; double bedroom; 38 sq m living room in the extension with a wood burning stove; shower room; double garage (25 sq m) with utility room.
- 1st floor: 3 bedrooms, two with ensuite bathrooms.
- Cellar (6 sq m)
- Plus: large lawn; terrace; driveway.

Highlights:

- Set in a private riverside location with breathtaking

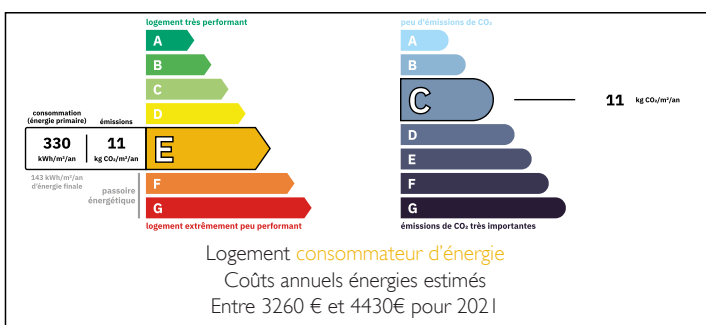
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Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.

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ENERGY - DPE





LOCAL TAXES

Taxe habitation: EUR

NOTES

DESCRIPTION

The 4 bedroom chalet is located just 2 km outside the beautiful village of Sixt-Fer-à-Cheval on the way to the Cirque du Fer-à-Cheval.

****Don't miss the floor plans and Eyespy 360° tour****

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.

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.

145 sq m of which 14 sq m is

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