

Ref: A32619KP74

Price: 890 000 EUR

agency fees to be paid by the seller

# New Chalet Apartment One Hour from Geneva Airport with Stunning Views and Easy Access to Ski Slopes and Trails







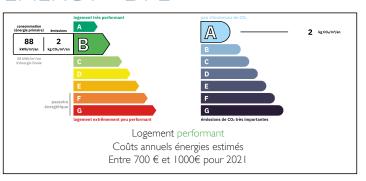








### **ENERGY - DPE**



### INFORMATION

Town: Saint-Jean-de-Sixt

Department: Haute-Savoie

Bed: 3

Bath:

Floor: 140 m2 Outside Space: 105 m2

### IN BRIEF

This stunning chalet-style apartment in Saint Jean de Sixt is the base for a perfect mountain getaway! Only three kilometers from the ski slopes of La Clusaz and Grand Bornand, it offers year-round outdoor activities for mountain sports enthusiasts.

Ideally located in the heart of the Aravis Mountain range, the apartment is 23 kms from lake Annecy, and one hour from Geneva airport. With fantastic mountain views over Saint-Jean-de-Sixt, the gateway village to the main Aravis ski resorts, you are only a short drive away from the village center with its shops and restaurants.

Large terrace with a magnificent view
Open-plan living area (44.94 m²) awaiting your choice of designer kitchen (14.7 m²)
Bedroom One (11.13 m²)
Bedroom Two (12.57 m²)
Bathroom (9 m²)

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.





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### LOCAL TAXES

Taxe habitation:

**EUR** 

## NOTES

### DESCRIPTION

Inside this apartment you will find a large living space connected to a customizable kitchen. Both the kitchen and living area open to a large terrace of nearly 40 square meters with magnificent and unobstructed views of the mountains and valley below. In addition to the large living space, you will find a beautiful primary bedroom with an ensuite bathroom, another well-lit bedroom and an independent WC.

Down the hallway, you will find a cabin-style room that can easily be made into a third bedroom. At the end of the hallway, you will find an open space perfect for an in-home office, with the possibility to be converted to a second bathroom. Upstairs, you will find a large ski room and laundry room with plenty of space to add a wardrobe for all your sports equipment. One level above the ski room, you will find the entrance to the apartment, with the garage next door and a dedicated parking space just outside.

The ground level of the apartment building is part of this apartment and has the future possibility to create an additional 105 square meters of accommodation. There is the potential to create a vibrant game and entertainment area or additional living space.

Located in a small condominium of only four apartments, this property boasts low annual fees and individual utilities. The apartment is equipped with underground heating and a heat pump, making this apartment energy-efficient with a DPE score of...