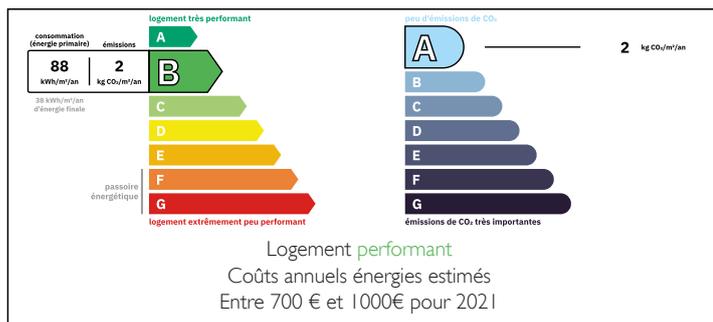


## New Chalet Apartment One Hour from Geneva Airport with Stunning Views and Easy Access to Ski Slopes and Trails



## ENERGY - DPE



## INFORMATION

Town:	Saint-Jean-de-Sixt
Department:	Haute-Savoie
Bed:	3
Bath:	1
Floor:	140 m <sup>2</sup>
Outside Space:	105 m <sup>2</sup>

## 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.

\* 360 degree tour available on our website

Large terrace with a magnificent view  
Open-plan living area (44.94 m<sup>2</sup>) awaiting your choice of designer kitchen (14.7 m<sup>2</sup>)  
Bedroom One (11.13 m<sup>2</sup>)  
Bedroom Two (12.57 m<sup>2</sup>)  
Bathroom (9 m<sup>2</sup>)  
Cabin-style Bedroom (17 m<sup>2</sup>)  
Ski room on the upper level  
Laundry/Utility room  
Exclusive access to the garden  
Garage with electric door  
Dedicated parking space

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

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.

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 B and GEZ score of A, ensuring comfort and sustainability.

This apartment is truly the perfect mountain getaway!

## LOCAL TAXES

Taxe habitation: EUR

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Co-owned building of 4 units  
Provisional annual charges: 500€

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

## NOTES