

Prestige alpine chalet with panoramic Aravis views, near La Clusaz, Grand-Bornand, Lake Annecy & Geneva



INFORMATION

Town:	Saint-Jean-de-Sixt
Department:	Haute-Savoie
Bed:	9
Bath:	8
Floor:	386 m ²
Plot Size:	1617 m ²

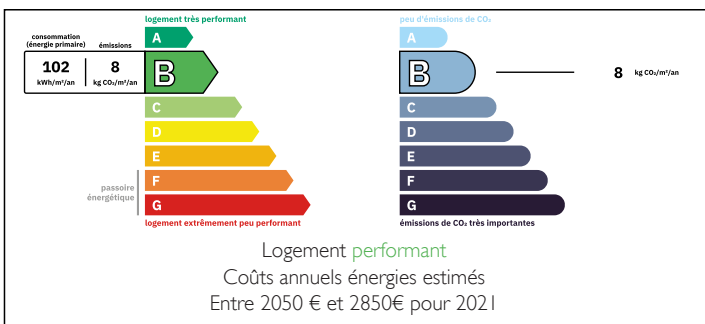


IN BRIEF

Discover this exceptional alpine chalet offering approximately 546 m² of total space (386 m² habitable), combining a substantial main residence with two independent apartments, set within a landscaped plot of 1,617 m² and enjoying uninterrupted views across the Aravis mountains. The property offers excellent lifestyle flexibility, whether as a primary residence, a property with guest accommodation potential, or a combination of both.

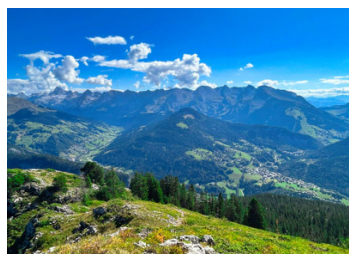
Ideally located a short distance from Saint-Jean-de-Sixt, Le Grand-Bornand, La Clusaz and Thônes, and within easy reach of Lake Annecy and Geneva, the property offers a rare combination of space, flexibility and accessibility in a highly sought-after Alpine setting, well suited to both private and guest-based use.

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

This impressive chalet, built in 2007 and surrounded by mountain views, offers generous volumes and a thoughtful layout designed for comfortable family living with additional accommodation options depending on the buyer's intended use. The property provides approximately 546 m² of total space (386 m² habitable), set across three levels on a flat and well-maintained plot of 1,617 m².

The main residence, extending to around 280 m², centres around a spacious and light-filled open-plan living area of approximately 95 m², including a lounge with cathedral ceiling, a sitting area with feature ceramic stove, a dining area and a fully equipped kitchen. This space opens directly onto a 90 m² terrace and the surrounding garden, creating a natural flow between indoor and outdoor living. The upper level provides additional reception or office space along with several generously sized bedrooms, each with storage and en-suite facilities, including a principal suite with jacuzzi bathroom.

At garden level, two independent apartments (approximately 68 m² and 28 m²) provide further flexibility, whether for hosting family and guests or for accommodating short- or longer-term stays. This configuration allows for multiple usage options, from a large private residence to a home with additional guest accommodation, depending on the buyer's plans.

The overall layout, number of bedrooms and en-suite facilities, and separation between living areas make the property particularly well suited to buyers seeking a flexible property with capacity for seasonal or guest use, depending on their project, while still retaining a clear and comfortable private...

LOCAL TAXES

Taxe foncière: **1819 EUR**

Taxe habitation: **EUR**

NOTES