

## Beautiful Traditional Chalet with Stunning Panoramic Mountain Views



## INFORMATION

Town:	Faverges-Seythenex
Department:	Haute-Savoie
Bed:	4
Bath:	2
Floor:	185 m <sup>2</sup>
Plot Size:	2191 m <sup>2</sup>

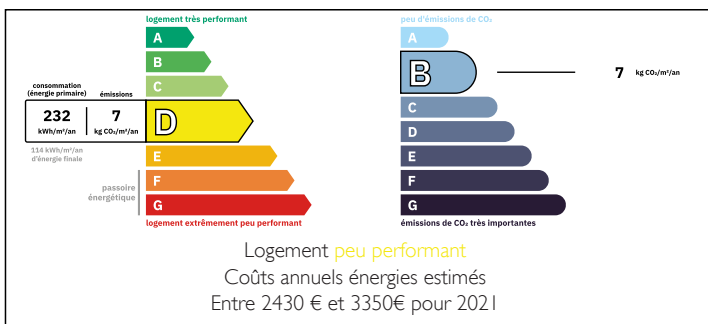
## IN BRIEF

Nestled in the sought-after hamlet of Frontenex (Faverges-Seythenex), this charming traditional chalet enjoys breathtaking panoramic views over the Sources du Lac d'Annecy valley and surrounding mountains. Offering both character and versatility, it is perfectly suited as a spacious family home or a peaceful holiday retreat.

Set on 2,191 m<sup>2</sup>, it features a mature garden and two outbuildings with water and electricity. Peacefully located at the end of a no-through lane, it offers complete tranquillity.

The bright interior includes four bedrooms and a spacious 56 m<sup>2</sup> open-plan living area with kitchen, dining, and lounge. Two shower rooms, three WCs, a utility room, and an open landing area add flexibility. A large garage/workshop and cellar provide excellent storage.

## ENERGY - DPE



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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.



## DESCRIPTION

The chalet has been thoughtfully designed to offer practical and flexible living spaces while maximising the natural advantages of its alpine setting. Wooden terraces extend seamlessly into the mature garden which features fruit and nut trees, a picturesque fishpond and two substantial outbuildings. Three balconies provide ideal spots to relax and enjoy the spectacular panoramic views.

Ground floor :

A welcoming entrance hall leads to a spacious cloakroom with ample storage for coats, shoes and outdoor equipment, along with an independent WC.

The impressive open plan living area (56 m<sup>2</sup>) is south-facing and filled with natural light throughout the day. Two sets of large glass doors open directly onto the south facing terrace, while additional glazing leads to a balcony with exceptional views over the valley. A working fireplace adds warmth and character, while the thoughtfully arranged living space allows for multiple uses simultaneously.

The fully equipped kitchen is beautifully crafted in traditional chalet style, offering ample storage and generous worktop space – ideal for both everyday cooking and entertaining.

Bedroom 4 (14 m<sup>2</sup>) benefits from an en-suite shower room, with double wash basins and WC. Glass doors open onto a balcony with panoramic views.

A practical utility room (8 m<sup>2</sup>) provides fitted storage and space for laundry appliances.

The large garage and workshop (43 m<sup>2</sup>), accessible both internally and externally, can accommodate two small vehicles or one large vehicle while still offering space for storage or workshop use. Above the garage, a further...

## LOCAL TAXES

Taxe foncière: 1642 EUR

Taxe habitation: EUR

## NOTES