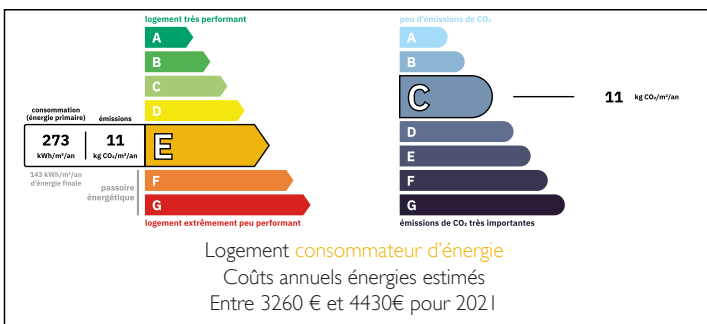


4-bedroom chalet situated in a beautiful riverside setting with stunning mountain views. **\*OFFER ACCEPTED\***

EXCLUSIVE



## ENERGY - DPE



## INFORMATION

Town:	Sixt-Fer-à-Cheval
Department:	Haute-Savoie
Bed:	4
Bath:	3
Floor:	145 m <sup>2</sup>
Plot Size:	1809 m <sup>2</sup>

## IN BRIEF

NB Offer accepted recently.

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.

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.

Just 3 km to the beginner ski slopes at Sixt-Fer-à-Cheval and 7 km to the Grand Massif expression.



## 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.

## LOCAL TAXES

Taxe habitation: EUR

## NOTES

145 sq m of which 14 sq m is

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