

Bright turnkey 4-Bedroom Family Home with Terrace & Garden near La Clusaz, Grand Bornand, Lake Annecy & Geneva



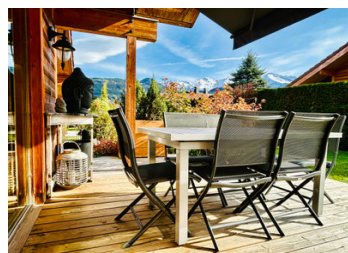
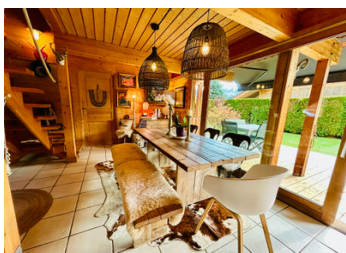
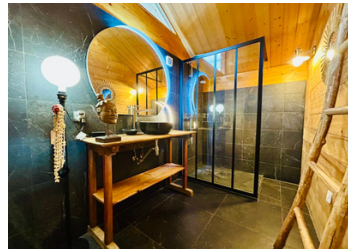
INFORMATION

Town:	Saint-Jean-de-Sixt
Department:	Haute-Savoie
Bed:	4
Bath:	2
Floor:	118 m2
Plot Size:	838 m2

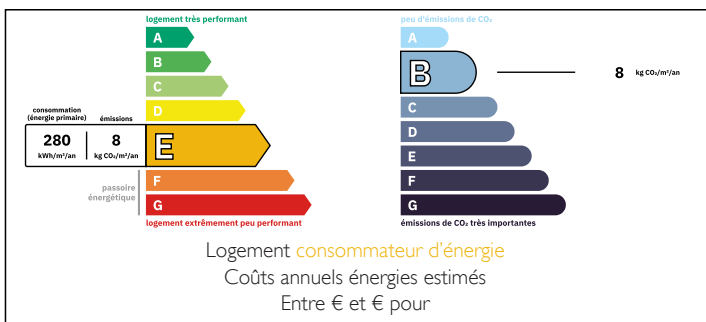
IN BRIEF

Discover this beautifully maintained four-bedroom home offering light-filled, open-plan living with mountain views and generous outdoor space. Combining comfort, practicality, and Alpine charm, it provides the perfect setting for year-round living or holidays in one of the region's most sought-after locations.

Situated in a peaceful impasse close to Saint-Jean-de-Sixt and Thônes, the property enjoys all-day sunshine and easy access to Thônes, Lake Annecy (25 minutes) and Geneva (less than an hour), with the ski resorts of La Clusaz and Le Grand-Bornand on its doorstep.

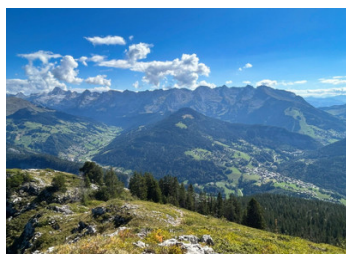


ENERGY - DPE



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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.



LOCAL TAXES

Taxe foncière: 882 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

This beautifully presented family home combines contemporary comfort with classic Alpine character. Offering 118.49 m² of habitable space (164.68 m² total floor area) on an 838 m² plot, it is turnkey, spacious, and filled with natural light.

The heart of the home is its bright open-plan kitchen, dining, and lounge area, framed by large windows that capture the surrounding mountain landscape and open directly onto a covered south-facing terrace and garden — perfect for relaxing or entertaining in every season.

The layout includes four comfortable bedrooms, two bathrooms, two separate WCs, and a practical laundry room. The property also benefits from a large garage, double carport, and ample driveway parking, ensuring plenty of space for family and guests.

Built in 2005 and immaculately maintained, this home is move-in ready, requiring no immediate work. Its modern design, practical layout, and serene position at the edge of agricultural land make it ideal for those seeking both comfort and calm.

Situated in a peaceful hamlet within the commune of Saint-Jean-de-Sixt, surrounded by open fields and woodland, at the top of which stands Le Suet — offering one of the best 360° views in the entire Alps. Residents enjoy a sense of privacy and space while remaining just minutes from the vibrant local villages of Saint-Jean-de-Sixt (2 min) and Thônes (5 min).

The location provides easy access to La Clusaz and Le Grand-Bornand, Lake Annecy, and the Aravis mountain range, offering year-round outdoor activities from hiking and cycling to skiing and paragliding. Geneva...