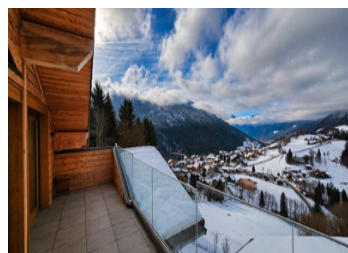
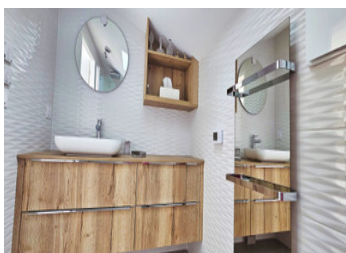
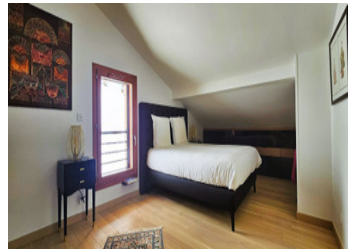
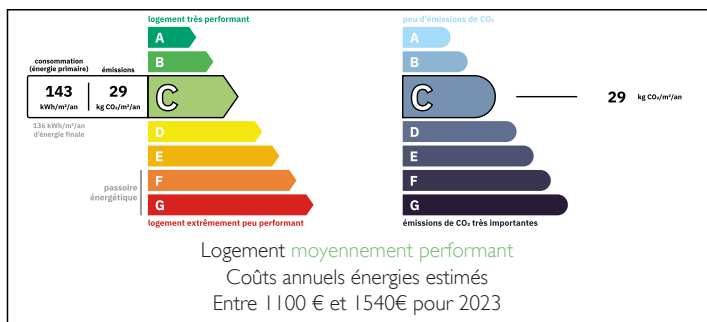


## Sun-filled apartment with terrace and views in Saint-Jean-de-Sixt near La Clusaz, Lake Annecy and Geneva



## ENERGY - DPE



## INFORMATION

Town:	Saint-Jean-de-Sixt
Department:	Haute-Savoie
Bed:	3
Bath:	2
Floor:	110 m <sup>2</sup>
Outside Space:	20 m <sup>2</sup>

## IN BRIEF

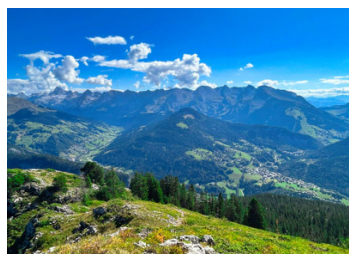
Discover this bright and well-positioned apartment offering 77 m<sup>2</sup> Loi Carrez, extended by approximately 110 m<sup>2</sup> of usable space and 130 m<sup>2</sup> total floor area, complemented by a terrace, large garage and cellar, creating a comfortable and well-designed living environment.

The apartment features three bedrooms, including a flexible third bedroom or office, generous living areas, and a sun-filled aspect with stunning open views across the village of Saint-Jean-de-Sixt and surrounding mountains.

Ideally located in a well-serviced and popular village, the property sits just minutes from the ski resorts of La Clusaz and Le Grand-Bornand in the Aravis mountains. Thônes, Lake Annecy and Geneva are all easily accessible, making this an excellent option for both full-time living and cross-border commuting, while offering immediate access to year-round

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 modern, bright and generously proportioned T4 apartment offers fantastic views and is arranged on a single main level with a practical and well-designed layout suited to both everyday living and holiday use.

The entrance leads into a spacious open-plan living area with kitchen, dining and lounge spaces, designed to maximise natural light and take full advantage of the sunny aspect and views across the village. The living area opens onto a terrace, creating a natural extension of the interior space.

The property offers three bedrooms, including a flexible third bedroom that can also be used as a study or guest room, providing adaptable accommodation depending on needs. A bathroom, separate shower room and WC complete the layout, offering a level of comfort well suited to family use or hosting guests.

A particularly notable feature of the property is the large garage of approximately 33 m<sup>2</sup>, offering excellent storage and practical space for vehicles, bikes, skis, kayaks and other year-round mountain pursuits. A cellar further enhances the overall storage capacity.

Saint-Jean-de-Sixt is a sought-after village known for its year-round appeal and easy access to the surrounding resorts of La Clusaz and Le Grand-Bornand. The location offers a wide range of outdoor activities including skiing, hiking and cycling, while Lake Annecy and Geneva remain within convenient reach.

Contact me today for more information or to arrange a viewing.

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

## LOCAL TAXES

Taxe habitation: EUR

## NOTES