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Chalet Le Rosay

Saint Jean de Sixt, La Clusaz, Aravis

525 000 €uros



Contact

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Key Features

Price	525 000 Euros
Status	SOLD
Last updated	28/05/2014
Area	Aravis
Location	La Clusaz
Village	Saint Jean de Sixt
Bedrooms	2
Bathrooms	1
Floor area	120 m²
Land area	10200 m²
Detached	Yes
Heating	Electric radiators
Chimney	Wood burning stove
Nearest skiing	7 km
Nearest shops	5 km
Garden	Yes
Garage	Double
Drainage	Septic tank
Taxe foncière	500.00 Euros
Energy efficiency rating	F (391)
CO2 emissions	TBC
Agency fees	Paid by the seller

Property Description

This 100 year old chalet is located at an altitude of 1300m in a rural setting above the village of Saint Jean de Sixt. The chalet has its own mazot and, along with the neighbouring farm, it forms the hamlet of Rosay. It sits on a plot of 1ha200 surrounded by pine forests and benefits from an exceptional view over the valley of Thônes. To access the chalet in winter a snowmobile is required for the last kilometre.

The principal accommodation (120m²), entirely renovated in a mountain style, is divided as follows:

On the ground floor an entrance hall with plenty of storage space leads through into the living space with its open plan kitchen and wood burning stove. The picture windows in the living area preserve the view to the full and the latter can also be appreciated from the large wooden terrace which is south facing and sunny until the sun sets in the evening.

On the first floor there is a double bedroom which also offers additional sleeping space in the form of two 'alcove beds'. There is access from this room onto the balcony. On this floor you will also find a large bathroom and separate toilet.

In the attic there is a further double bedroom with an office space and plenty of storage.

The purchase price also includes an original mazot (25m²) which is equipped as an additional habitable space consisting of a kitchenette, one bedroom with a mezzanine area (sleeps 2) and a shower room with toilet. It is currently used to accommodate friends as well as serving as a rental opportunity in summer and winter. It would be possible to purchase the main chalet without the mazot, if required.

Chalet le Rosay is situated on the Danay mountain, 15 minutes from the Grand Bornand and La Clusaz ski areas.























