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# Chalet des Granges

**Saint Jean de Sixt, La Clusaz, Aravis**

**499 000 €uros**



## Contact

Contact **Steve Elsdon** about this property.

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# Key Features

<b>Price</b>	499 000 Euros
<b>Status</b>	UNDER CONTRACT
<b>Last updated</b>	07/06/2025
<b>Area</b>	Aravis
<b>Location</b>	La Clusaz
<b>Village</b>	Saint Jean de Sixt
<b>Bedrooms</b>	4
<b>Bathrooms</b>	1
<b>Floor area</b>	130 m <sup>2</sup>
<b>Land area</b>	7042 m <sup>2</sup>
<b>Detached</b>	Yes
<b>Chimney</b>	Enclosed fire
<b>Nearest skiing</b>	3 km
<b>Nearest shops</b>	2 km
<b>Garden</b>	Yes
<b>Drainage</b>	Septic tank
<b>Taxe foncière</b>	88.00 Euros
<b>Energy efficiency rating</b>	D (213)
<b>CO2 emissions</b>	A (3)
<b>Agency fees</b>	Paid by the seller

## Property Description

This recently renovated (2011) mountain retreat is nestled in the upper pastures of St Jean de Sixt but only 5 minutes' drive from the slopes at La Clusaz, 40 minutes from Annecy and 1 hour from Geneva airport.

Dating from the beginning of last century this charming mountain getaway was entirely renovated in 2011 including roof, electrics and plumbing.

It is configured:

Basement: Stone cave with 30m<sup>2</sup> extension possible.

Ground level: Spacious, light lounge with log fire giving onto the kitchen and double bedroom/ WC.

Top level: 3 sizeable bedrooms (one with sink)/bathroom/WC/easily accessible attic space.

Exterior: Original cheese cave next to a stream/ Stables for one horse.















