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# Chalet Arduinna

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

**495 000 €uros**



## Contact

Contact **Steve Elsdon** about this property.

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# Key Features

<b>Price</b>	495 000 Euros
<b>Status</b>	UNDER CONTRACT
<b>Last updated</b>	15/04/2026
<b>Area</b>	Aravis
<b>Location</b>	La Clusaz
<b>Village</b>	Saint Jean de Sixt
<b>Bedrooms</b>	4
<b>Bathrooms</b>	2
<b>Floor area</b>	148.6 m <sup>2</sup>
<b>Land area</b>	562 m <sup>2</sup>
<b>Detached</b>	Yes
<b>Heating</b>	Electric radiators
<b>Nearest skiing</b>	5 km
<b>Nearest shops</b>	2.8 km
<b>Garden</b>	Yes
<b>Garage</b>	Single
<b>Drainage</b>	Mains drains
<b>Energy efficiency rating</b>	F (456)
<b>CO2 emissions</b>	C (27)
<b>Agency fees</b>	Paid by the seller

## Property Description

Chalet Arduinna is part of a tranquil, private cul de sac on the sunny south facing uplands above St Jean de Sixt with stunning views of the Thones valley. 10 minutes by car to either La Clusaz or Grand Bornand for over 200km of skiing and 40 minutes from the historic lakeside city of Annecy. A quick 1-hour drive from Geneva airport makes it the perfect ski getaway property.

The chalet is configured:

Basement: Cave, Living area and kitchenette, bedroom, shower room, separate WC.

Living level: Open kitchen/dining/lounge with separate WC in the entry. Garage.

Top floor: 3 bedroom (2 with balcony access), separate WC, bathroom.

The chalet is part of a small peaceful development built in 1983 serviced by regular snow clearing in winter and with a useful rental potential.











