Alpine Property SAS au capital de 3 450 € - RCS Thonon les Bains 508 578 556 - siège: 153 chemin du Chargeau, 74110 Morzine, France - Titulaire de la Carte Professionnelle n° CPI 7401 2016 000 017 391 délivrée par la CCI de la Haute Savoie

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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

Price	495 000 €uros
Status	UNDER CONTRACT
Last updated	25/04/2024
Area	Aravis
Location	La Clusaz
Village	Saint Jean de Sixt
Bedrooms	4
Bathrooms	2
Floor area	148.6 m²
Land area	562 m²
Detached	Yes
Heating	Electric radiators
Nearest skiing	5 km
Nearest shops	2.8 km
Garden	Yes
Garage	Single
Drainage	Mains drains
Energy efficiency rating	F (456)
CO2 emissions	C (27)
Agency fees	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.

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