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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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## Appt. Hibou

**Sixt Fer à Cheval, Samoëns & Vallée, Grand Massif**

**325 000 €uros**



## Contact

Contact **Lexie Starling** about this property.

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# Key Features

|                                 |                     |
|---------------------------------|---------------------|
| <b>Price</b>                    | 325 000 Euros       |
| <b>Status</b>                   | SOLD                |
| <b>Last updated</b>             | 24/11/2025          |
| <b>Area</b>                     | Grand Massif        |
| <b>Location</b>                 | Samoëns & Vallée    |
| <b>Village</b>                  | Sixt Fer à Cheval   |
| <b>Bedrooms</b>                 | 2                   |
| <b>Bathrooms</b>                | 2                   |
| <b>Floor area</b>               | 76.6 m <sup>2</sup> |
| <b>Heating</b>                  | Electric radiators  |
| <b>Ski access</b>               | Ski bus             |
| <b>Nearest skiing</b>           | 6.6 km              |
| <b>Nearest shops</b>            | 650 m               |
| <b>Garden</b>                   | Yes                 |
| <b>Garage</b>                   | None                |
| <b>Drainage</b>                 | Mains drains        |
| <b>Taxe foncière</b>            | 672.00 Euros        |
| <b>Annual charges</b>           | 900.00 Euros        |
| <b>Number of lots</b>           | 4                   |
| <b>Procédure en cours</b>       | No                  |
| <b>Energy efficiency rating</b> | D (229)             |
| <b>CO2 emissions</b>            | B (7)               |
| <b>Agency fees</b>              | Paid by the seller  |

## Property Description

This delightful two-bedroom duplex, located in the highly sought after village of Sixt-Fer-À-Cheval offers the perfect blend of modern comfort and natural beauty.

Situated within a small condominium of four apartments, which was originally an old farmhouse, fully renovated in 2008, this ground floor duplex welcomes you with an inviting open plan dining area and a well-appointed kitchen. There is family bathroom with WC and two tastefully designed bedrooms, one of which features a convenient shower room and WC.

Descend the stairs to discover a snug sitting area, ideal for relaxing, that opens onto a lovely terrace with use of the garden beyond. The breathtaking mountain views and the embrace of nature, make this 76.63<sup>2</sup> duplex a truly special place.

Externally to the south, by the front door, is a sunny terrace with plenty of space to stock bikes plus a lockable storage cupboard under the stairs.

The property is connected to fibre. Hot water and heating is electric.

There is (non-designated) parking in a resident parking area.

The property is covered by the copropriété rules.































