



alpine-property

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

Tel: +44 (0)208 123 2384

Email: info@alpine-property.com

Web: www.alpine-property.com

Appt. Hibou

Sixt Fer à Cheval, Samoëns & Vallée, Grand Massif

325 000 €uros



Contact

Contact **Lexie Starling** about this property.

Tel: +33 6 47 32 08 81

Email: lexie@alpine-property.com

Key Features

Price	325 000 Euros
Status	UNDER CONTRACT
Last updated	11/07/2025
Area	Grand Massif
Location	Samoëns & Vallée
Village	Sixt Fer à Cheval
Bedrooms	2
Bathrooms	2
Floor area	76.6 m²
Heating	Electric radiators
Ski access	Ski bus
Nearest skiing	6.6 km
Nearest shops	650 m
Garden	Yes
Garage	None
Drainage	Mains drains
Taxe foncière	672.00 Euros
Annual charges	900.00 Euros
Number of lots	4
Procédure en cours	No
Energy efficiency rating	D (229)
CO2 emissions	B (7)
Agency fees	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 76.63² 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.



















