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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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Chalet Lignon

Sixt Fer à Cheval, Samoëns & Vallée, Grand Massif

170 000 €uros



Contact

Contact **Shane Cunningham** about this property.

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Key Features

Price	170 000 Euros
Status	UNDER CONTRACT
Last updated	03/06/2024
Area	Grand Massif
Location	Samoëns & Vallée
Village	Sixt Fer à Cheval
Land area	71 m ²
Detached	No
Nearest skiing	4.9 km
Nearest shops	7.1 km
Garden	Yes
Garage	None
Drainage	None
Energy efficiency rating	TBC
CO2 emissions	TBC
Agency fees	Paid by the seller

Property Description

Nestled at the top of a mountain meadow, just 500 metres from the entrance to Sixt Fer à Cheval Reserve, Chalet Lignon offers a unique opportunity for conversion into an off-grid, two-bedroom alpine retreat. Planning permission has been granted to transform the chalet into approximately 70m² of living space over two storeys.

The chalet lacks mains drainage, water, and electricity, necessitating off-grid solutions for waste, water, and power. The stone foundations have been meticulously restored and reinforced by a local stonemason to support the future renovation. Additionally, the current owner has acquired a substantial stock of old structural beams and planks, which will be included with the sale of the chalet and will be invaluable for the renovation.

The property sits on a 71m² plot, accessible by car from late spring until late autumn. The main road runs close to the chalet, leaving a short walk of less than 100 metres from the parking area. During the winter months, access is by foot only, with the nearest parking approximately 4.5km away.





















