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# Chalet Les Faix

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

**540 000 €uros**



## Contact

Contact **Shane Cunningham** about this property.

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# Key Features

<b>Price</b>	540 000 Euros
<b>Status</b>	FOR SALE
<b>Last updated</b>	22/07/2025
<b>Area</b>	Grand Massif
<b>Location</b>	Samoëns & Vallée
<b>Village</b>	Sixt Fer à Cheval
<b>Bedrooms</b>	3
<b>Bathrooms</b>	1
<b>Floor area</b>	68 m²
<b>Land area</b>	1763 m²
<b>Detached</b>	Yes
<b>Heating</b>	Combined system
<b>Chimney</b>	Wood burning stove
<b>Nearest skiing</b>	3.1 km
<b>Nearest shops</b>	3 km
<b>Garden</b>	Yes
<b>Garage</b>	Single
<b>Drainage</b>	Mains drains
<b>Taxe foncière</b>	510.00 Euros
<b>Energy efficiency rating</b>	C (133)
<b>CO2 emissions</b>	A (4)
<b>Agency fees</b>	Paid by the seller

## Property Description

Nestled in the peaceful and picturesque hamlet of Vers les Faix, close to the charming village of Sixt-Fer-à-Cheval, this beautifully renovated chalet offers a rare opportunity for those seeking tranquillity and a connection to nature without compromising on accessibility.

Fully renovated in 2013 to an exceptional standard, the main chalet combines alpine charm with modern efficiency, with particular attention given to energy performance. The roof, walls, and floors have been insulated to a high standard, enabling the property to be comfortably heated by the wood-burning stove alone during the colder months. Solar panels have also been installed to help reduce electricity costs, making the home both eco-conscious and economical. In addition, the current owner has also opted to install an air-to-air heat pump prior to the sale to enhance the property's energy efficiency.

The main chalet is laid out over two floors. On the ground floor, you'll find a spacious south-facing terrace, a welcoming entrance hall, a technical room, and an open-plan kitchen, dining, and living area with a wood-burning stove as its focal point. This space opens onto a west-facing balcony, perfect for evening sun and mountain views.

Upstairs, the first floor includes a bathroom with WC, two double bedrooms, a cosy cabin-style bedroom ideal for children or guests, and an east-facing balcony that catches the morning light.

The property is being sold with a large parcel of non-constructible land, offering generous outdoor space and privacy. The expansive garden is ideal for socialising, gardening, or simply relaxing in nature, with several varieties of fruit trees and berry bushes thoughtfully planted throughout.

A standout feature is the two-storey barn located on the grounds. While it has not yet been renovated, it lies within a buildable zone and presents a fantastic opportunity for future development, subject to planning permission. The main house is already connected to mains drainage, adding to the property's practicality.

This home is perfectly suited for nature lovers and those seeking a serene lifestyle with direct access to stunning



hiking and biking trails. At the same time, it remains within easy reach of nearby villages and essential amenities. Whether you're looking for a full-time residence or a peaceful alpine retreat, this chalet combines comfort, potential, and an enviable location in the heart of the Giffre Valley.

























