

BARNES ARAVIS - SAINT JEAN DE SIXT - CHALET WITH OPEN VIEW

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SELLING PRICE : 1 045 000 €

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310 ROUTE DU COL DES ARAVIS, 74220  
CLUSAZ  
74220 LA CLUSAZ



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## DESCRIPTION

Situated in a peaceful setting on the way to La Clusaz, this 170 m<sup>2</sup> chalet offers an unobstructed, commanding view.

Built in 2008, the living space is organized over 3 levels:

The ground floor features an entrance hall, a bright 48 m<sup>2</sup> living room with bay windows, and an outside-in effect. The open-plan kitchen opens onto a convivial south-facing terrace.

The second floor comprises a mezzanine-office, two bedrooms and a bathroom.

The garden level offers two bedrooms, a shower room, a cellar and a laundry room.

Set in a 900 m<sup>2</sup> plot, the chalet has 2 large terraces, a garage and a carport.

5 minutes from La Clusaz, 55 minutes from Geneva and 30 minutes from Annecy.

Information on the risks to which this property is exposed is available at <https://www.georisques.gouv.fr/>

## CARACTÉRISTIQUES

Type of property : House / Villa	Fees : -	Surface : 171 m <sup>2</sup>
Land area (m <sup>2</sup> ) : -	Bedrooms : 4	Annual charges : -
Balcony Surface : -	Elevator : No	Swimming pool : No
Number of lots : -	* Fees chargeable : Seller	Terms tenant loads : -
Price of the discounted value : -	Monthly rent : -	

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NON-CONTRACTUAL INFORMATION

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