

BARNES ARAVIS - SAINT JEAN DE SIXT - LARGE CHALET WITH SWIMMING POOL

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SELLING PRICE : 2 290 000 €

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CONTACT : CAROLE BERTRAND - MOBILE PHONE  
EMAIL : C.BERTRAND@BARNES-INTERNATIONAL.COM

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



PHONE : 04 58 17 30 30  
ARAVIS@BARNES-INTERNATIONAL.COM

## DESCRIPTION

Less than 10 minutes from the Aravis ski resorts, this 400 m2 chalet is designed to accommodate large tribes. The exterior, with its various terraces and panoramic views, as well as the warm interior, are an ode to conviviality.

The chalet is arranged over 4 levels, served by an elevator:

On the first floor, the living space begins with an entrance and a vast open-plan living room of over 130m2, comprising a fully-equipped kitchen, a dining room and several more intimate lounges around a huge fireplace, all opening onto a terrace.

The 1st floor features 4 suites: the first with a shower room, the 2nd with a bathroom and Jacuzzi, the 3rd with 2 bedrooms, a shower room and access to the balcony, and the 4th with a shower room and access to the balcony.

The 2nd floor continues with 2 large bedrooms, a shower room and a balcony. All in all, the 2-storey sleeping area offers more than 20 beds.

The garden level is dedicated to well-being, with an indoor swimming pool, gym, massage room and shower room, plus a laundry room, boiler room, storage space, bread oven and large terrace.

A garden and two parking spaces complete this property.

Perfect for a rental investment or a second home, this chalet is the ideal stopover for enjoying the peaks in a sporting or contemplative way.

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 : 400 m <sup>2</sup>
Land area (m2) : -	Bedrooms : 7	Annual charges : -
Balcony Surface : 9 m <sup>2</sup>	Elevator : Yes	Swimming pool : Yes
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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