



DUPLEX WITH LARGE VOLUMES - CHALET ANGELUS · LE GRAND-BORNAND



DUPLEX WITH LARGE VOLUMES - CHALET ANGELUS

Réf : 2514-B303

This large apartment T4 duplex of 110 sqm on the top floor of a set of new chalets can accommodate up to 6 people.

The property is composed of an entrance, a living room open on the kitchen, 3 bedrooms, a storeroom, 2 shower rooms and 2 independent toilets.

You can also enjoy a terrace on both levels to take advantage of the southern exposure and the view on the mountains.



799 000€

Fees charged to seller

Information on the risks to which this property is exposed is available on the site
Geohazards: www.georisques.gouv.fr



LAYOUT

LEVEL 0

- △ Entrance
- △ Living room open on a kitchen
- △ A double bedroom
- △ A shower room
- △ Independent toilet

LEVEL 1

- △ Laundry room/Cellier
- △ Two double bedrooms
- △ A shower room
- △ An independent WC

ANNEXES

- △ Terrace
- △ A ski locker
- △ Balcony
- △ An underground parking space



110.26m²



3



2



KEY POINTS

- △ Exposure
- △ Mountain view
- △ Authentic architecture

AMENITIES



Elevator



Balcony



Cellar



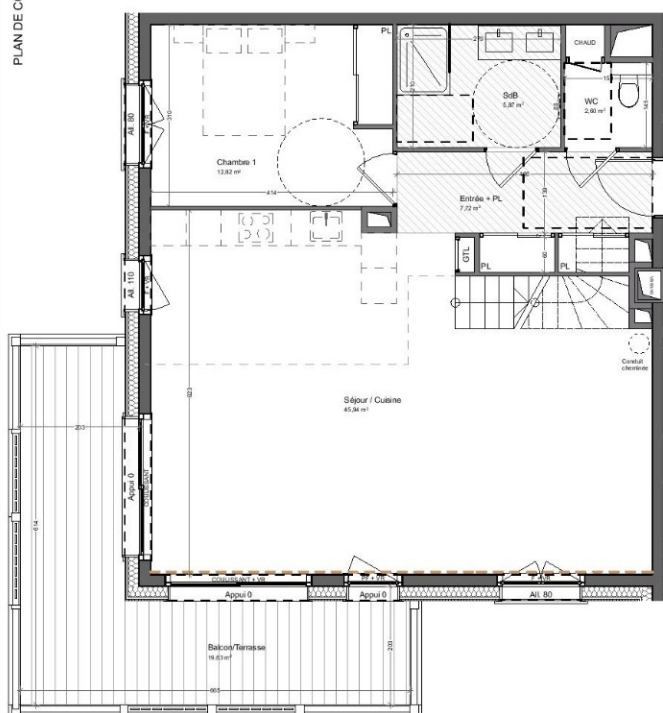
Terrace



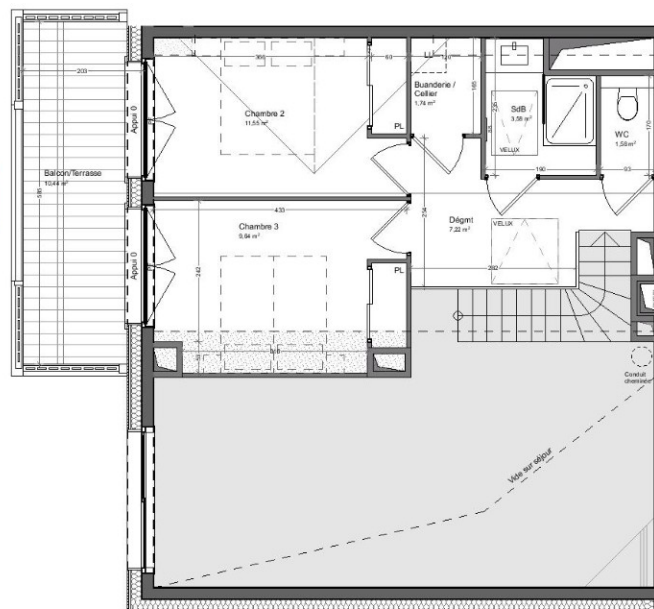
Ski cellar



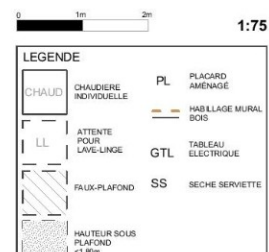
LOCATION



DUPLEX BAS



DUPLEX HAUT



Le Villaret - 74450 Saint-Jean-de-Sixt

CHALET ANGELUS

CHALET	APPARTEMENT	ETAGE	TYPE
B	B303	3	T4

Buanderie / Cellier	0,23m ²	1,74
Chambre 1		12,82
Chambre 2	0,21m ²	11,55
Chambre 3	2,56m ²	9,64
Dégmt		7,22
Entrée + PL		7,72
SdB	0,30m ²	3,58
SdB		5,87
Séjour / Cuisine		45,94
WC		1,58
WC		2,60

Surface habitable totale 110,26 m²
 Surface totale <1,80 = 3,30m² Au sol = 113,56m²

Surface balcon/terrasse 30,07m²
Surface totale pondérée 119,28m²



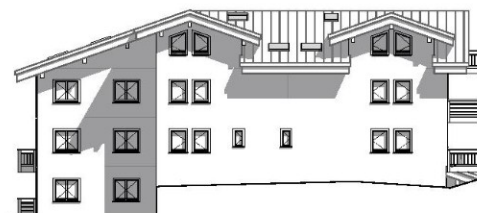
Plan de masse



Duplex haut



Duplex bas



Façade Nord - Ouest



Façade Nord - Est



Le Villaret - 74450 Saint-Jean-de-Sixt

CHALET ANGELUS

CHALET	APPARTEMENT	ETAGE	TYPE
B	B303	3	T4

Annexes comprises :

Place couverte n°

Casier à ski n°

Cave / rangement n°

Option :

Garage n°

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Surface totale	<1,80 = 3,30m ² Au sol = 113,56m ²
Surface balcon/terrasse	30,07m ²
Surface totale pondérée	119,28m²











