



San Sicario

Price: € 960.000,00

Chalet

Rif: To 445



Magnificent newly built chalet in a secluded hamlet nestled in the valley of the small hamlet of San Sicario. A true paradise for mountain lovers, a natural terrace overlooking Mount Chaberton, the Colle del Monginevro, and the Monti della Luna.

The property is built with high-quality local materials such as wood and stone, refined details, and pure comfort. The ideal retreat immersed in greenery between private gardens and shared paths in the hamlet. It features a living room with dining area and open-plan kitchen, and on the first floor there are two bedrooms with terraces and ensuite bathrooms. A private garden offers a priceless view of the mountains. The style is exclusive in every detail, and the amenities are technological and functional. For a home that exudes natural luxury in complete harmony with the surrounding landscape. Private ski locker, bike storage with washing area, gym, and spa reserved for owners. A 38 sqm double garage is available in the underground parking lot connected to the chalet.

Surface: sqm 137

Garden: sqm 207

Terrace: sqm 6,7

Bedrooms : 2

Bathrooms: 2

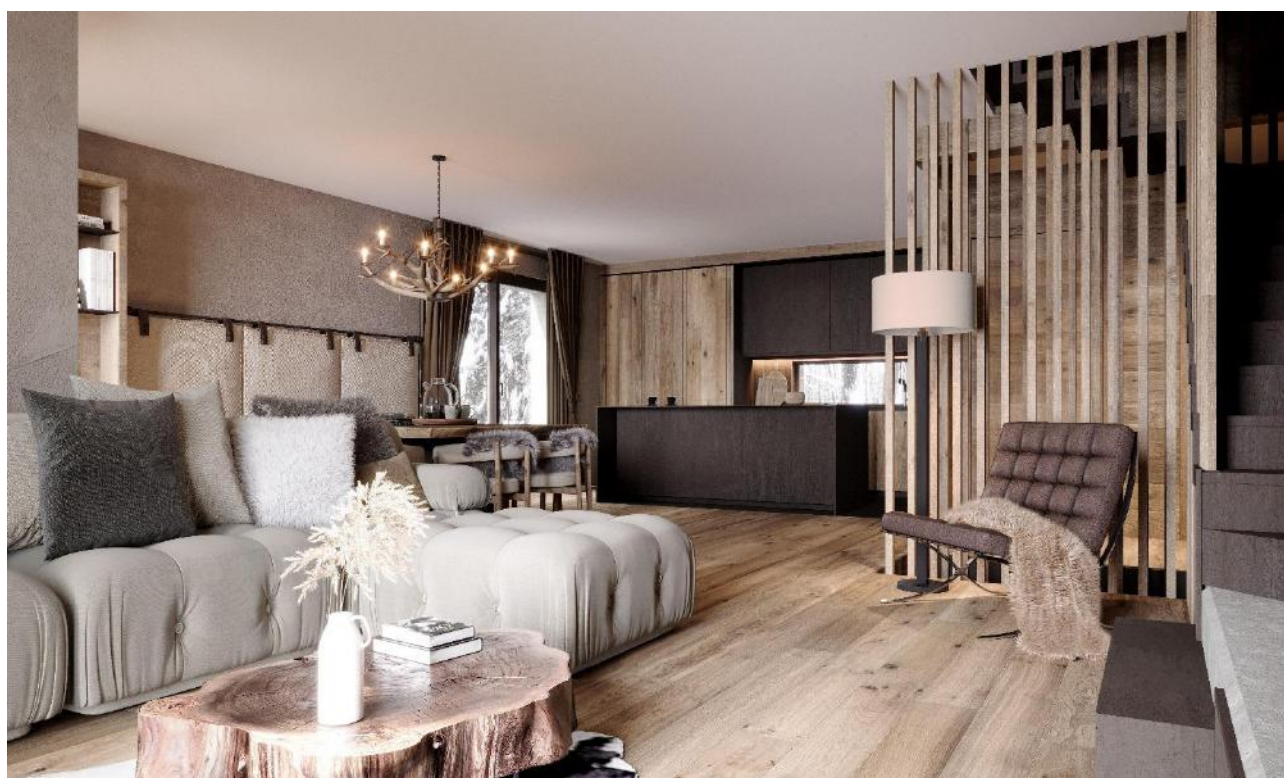
Heating costs: autonomous

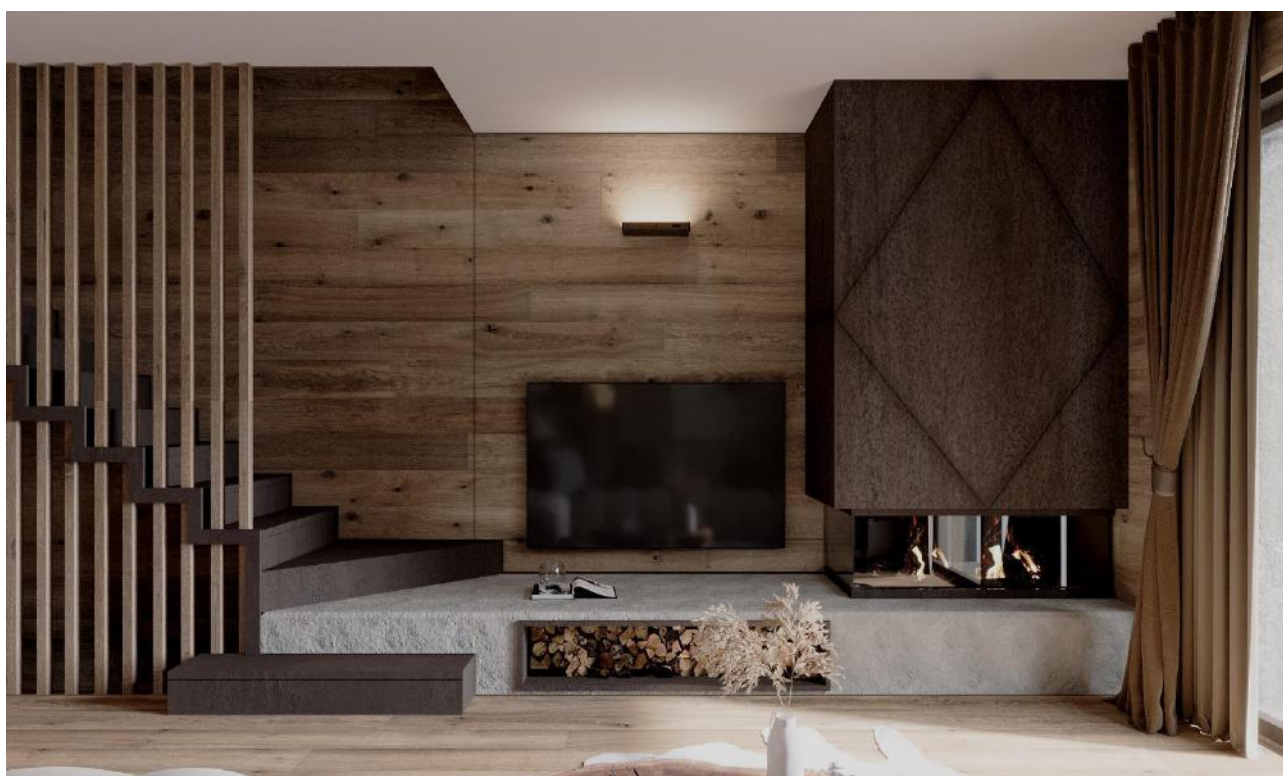
Condominium fees: not declared







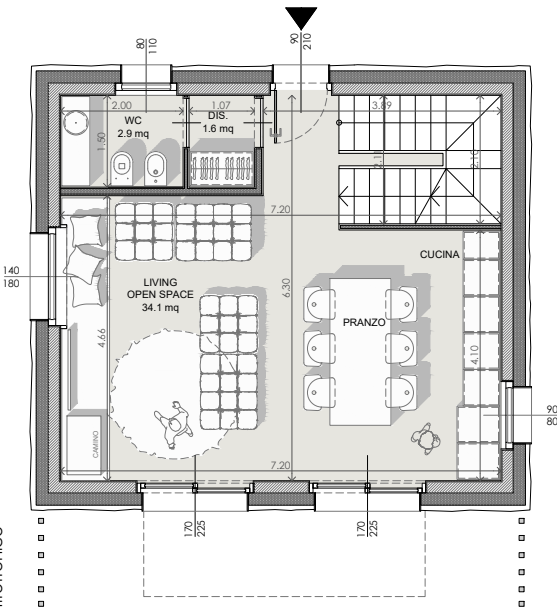




SAN SICARIO BORGO
CHALET 7

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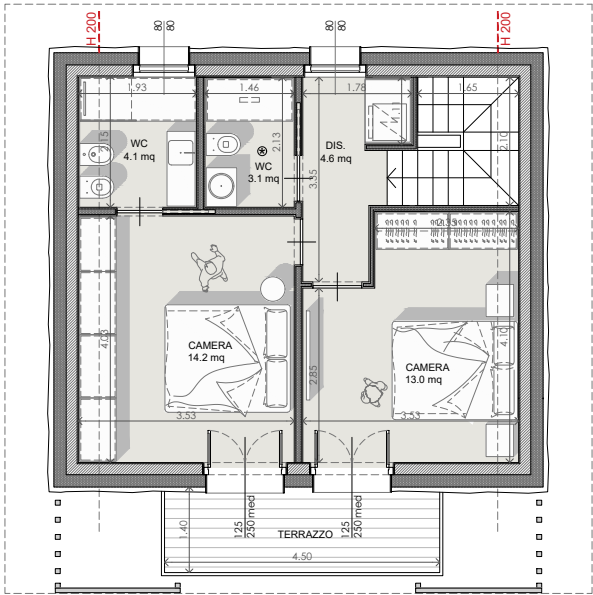
SCALA 1/50



progetto architettonico

COD. Appartamento	N° Locale	Dedestazione Uso	Sup. pavimento (mq)	Superficie aerotilluminante	mq	Rapporto	Rapporto 1/8
PIANO TERRA - CHALET 7/121							
7/121	1	Integ.	34.10	0.9'5.5 + 1.4'1.8 + 1.7'2.252 + 1.7'2.252	= 7.87	0.237	= 0.125 (V/B VERIFICATO)
7/121	2	Disimpegno	1.60	0.00	= 0.00		=
7/121	3	Wc	3.00	0.88'1.1	= 0.95	0.315	= 0.125 (V/B VERIFICATO)
PIANO PRIMO - CHALET 7/121							
7/121	4	camera	13.01	3.30	= 3.30	0.254	= 0.125 (V/B VERIFICATO)
7/121	5	camera	14.23	3.30	= 3.30	0.232	= 0.125 (V/B VERIFICATO)
7/121	6	Disimpegno	4.84	0.8'0.8	= 0.84	0.136	= 0.125 (V/B VERIFICATO)
7/121	7	Wc	3.11	0.00	= 0.00		= * ESTRAZIONE FORZATA min. 5 volti
7/121	8	Wc	4.11	0.8'0.8	= 0.84	0.156	= 0.125 (V/B VERIFICATO)

RAPPORTO AERO-ILLUMINANTE



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