



San Sicario

Price: € 960.000,00

Chalet

Rif: To 461



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.

Surface: sqm 137

Garden: sqm 207

Terrace: sqm 6,7

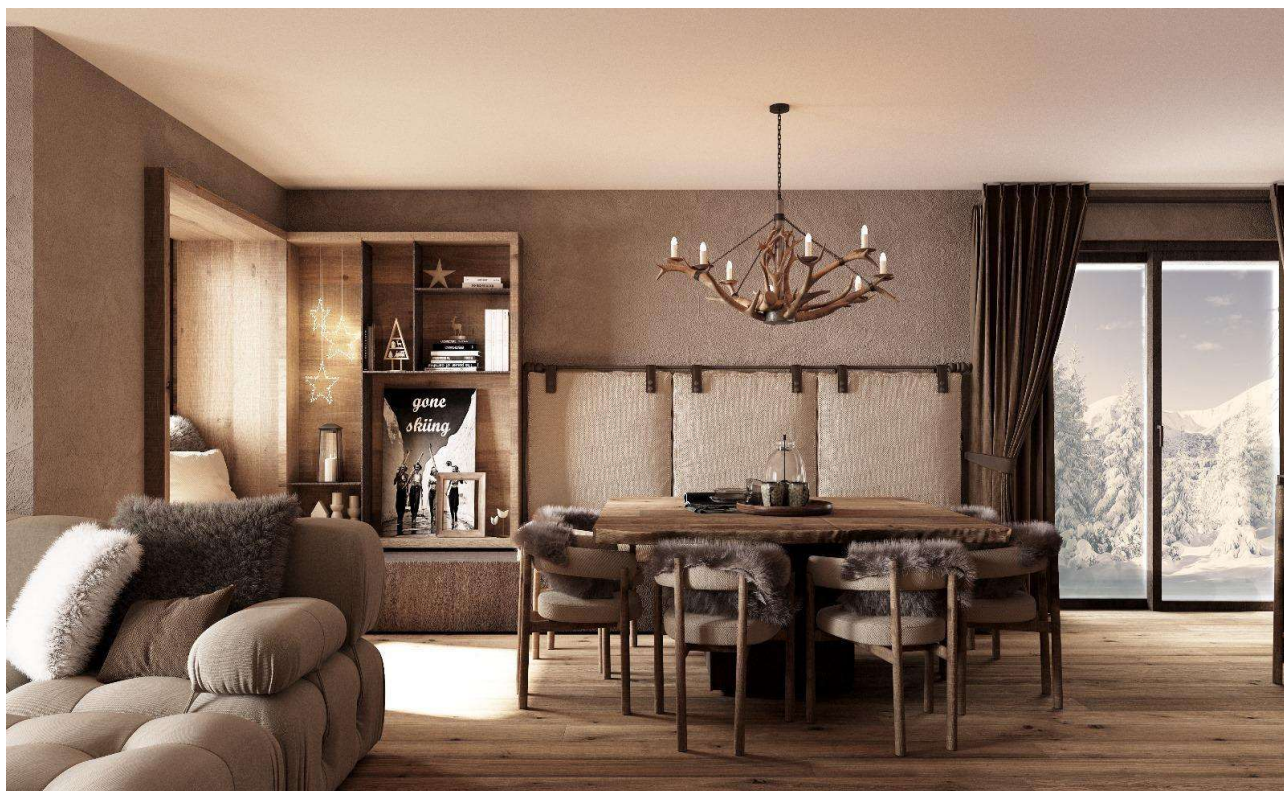
Bedrooms : 2

Bathrooms: 2

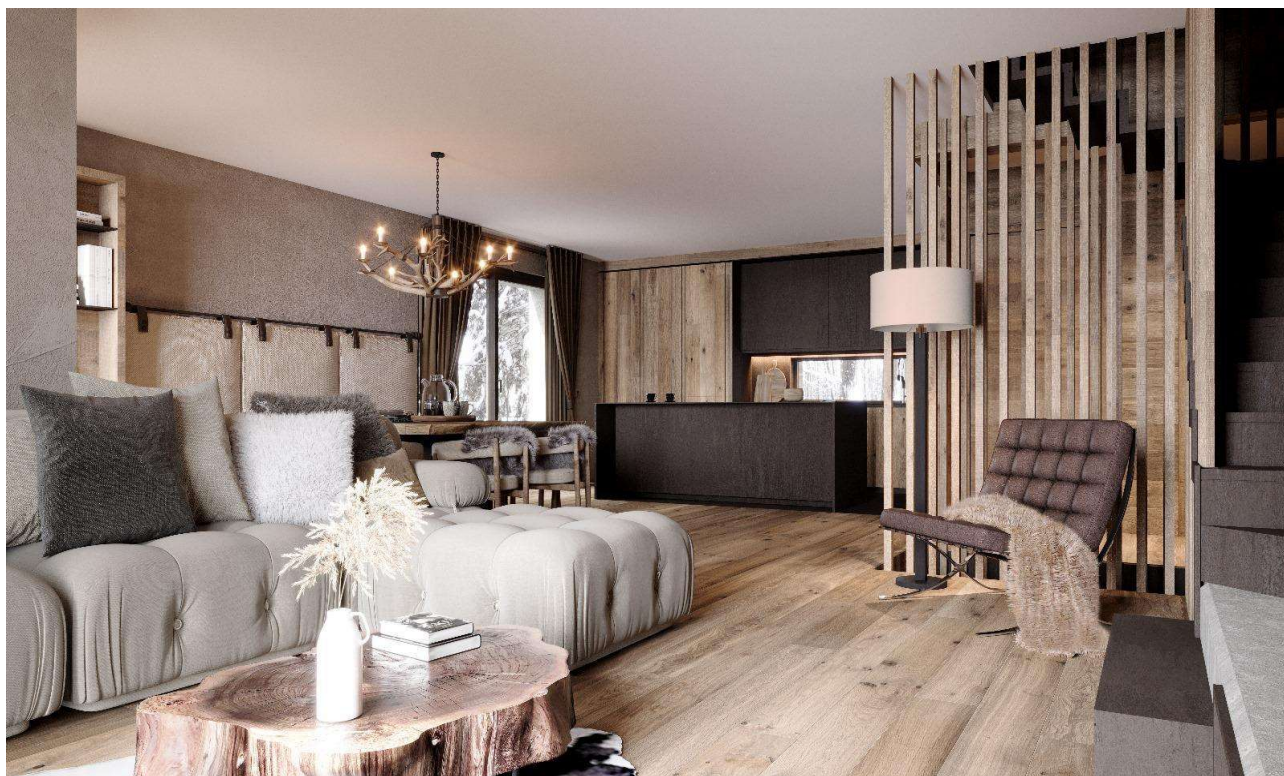
Heating costs: autonomous

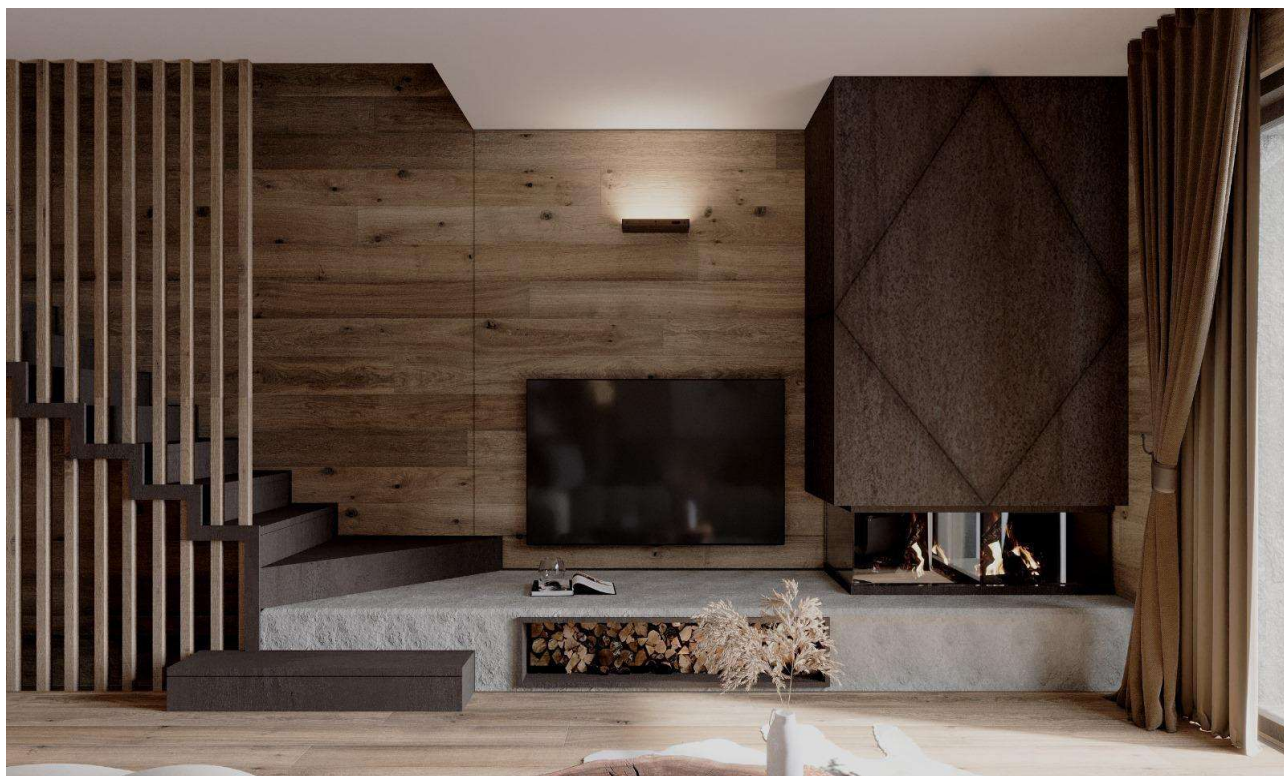
Condominium fees: not declared





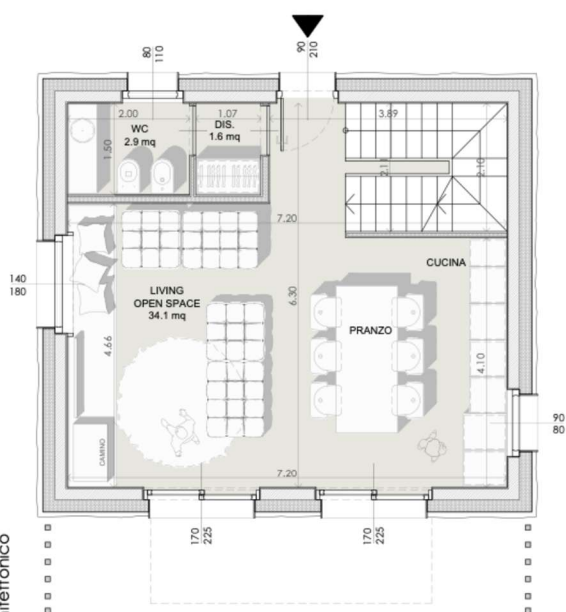






SAN SICARIO BORGO
CHALET 7

SCALA 1/50



progetto architettonico

COD. Appartamento	N° Locale	Destinazione Uso	Sup. pavimento (mq)	Superficie cerchiata (mq)	mq	Rapporto	Rapporto i/e	
PIANO TERRA - CHALET 7/L1								
7/L1	1	Living	34.10	0.70.8 + 1.4*1.8 + 1.7*0.252 + 1.7*0.252	7.07	0.207	>	0.125 (115 VERIFICATO)
7/L1	2	Cucina	1.60	0.80	0.00			/
7/L1	3	Dis.	3.00	0.80*1.1	0.88	0.316	>	0.125 (115 VERIFICATO)
PIANO PRIMO - CHALET 7/L2								
7/L2	4	camera	13.01	3.30	3.30	0.254	>	0.125 (115 VERIFICATO)
7/L2	5	camera	14.23	3.30	3.30	0.232	>	0.125 (115 VERIFICATO)
7/L2	6	Cucina	4.64	0.8*0.8	0.64	0.138	>	0.125 (115 VERIFICATO)
7/L2	7	Dis.	3.11	0.80	0.00			* ESTRAZIONE PORTINALE: 5 val.
7/L2	8	Dis.	4.11	0.8*0.8	0.64	0.156	>	0.125 (115 VERIFICATO)

RAPPORTO AERO-ILLUMINANTE

