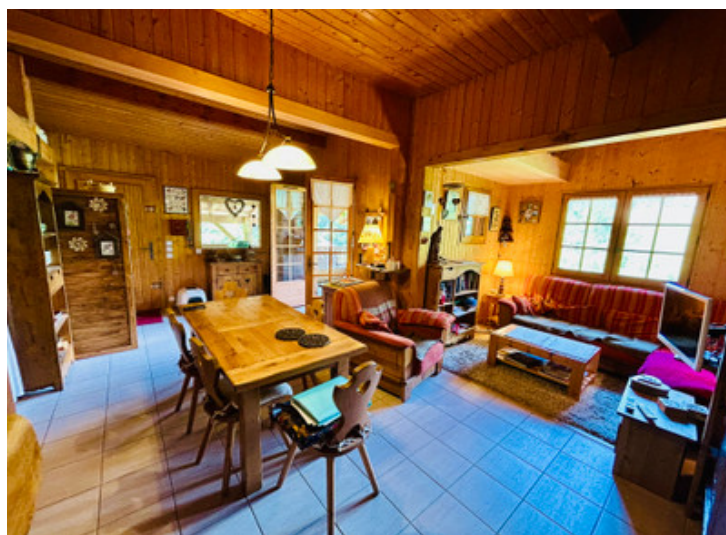




TRANQUIL 4-BED CHALET IN BREATHTAKING  
ALPINE SETTING – NEAR ANNECY, GENEVA &  
YEAR-ROUND SKI RESORTS.



TRANQUIL 4-BED CHALET  
IN BREATHTAKING ALPINE  
SETTING – NEAR ANNECY,  
GENEVA & YEAR-ROUND  
SKI RESORT...



## PROPERTY FACT FILE

REFERENCE	A3875INT74
PRICE	€ 977,000 £ 0* <small>*agency fees to be paid by the seller</small>
BEDROOM	4
BATHROOM	3
ACCOMMODATION	104 m <sup>2</sup>
LAND	2745 m <sup>2</sup>
TOWN	Manigod
DEPARTMENT	
LOCATION	Hamlet property
TYPE	Maison de Vacances, House, Wooden Chalet
CONDITION	Habitable
FEATURES	Water on site, Close to ski resort, Mountain view

\*Price based on current exchange rate which is subject to change



- Quiet setting with stunning Alpine location
- Close to village, lake, skiing & nature trails
- Spacious 4-bedroom chalet with guest suite area
- Large terrace for year-round entertaining
- Huge 2762m<sup>2</sup> garden with forest, stream & river

TRANQUIL 4-BED CHALET  
IN BREATHTAKING  
ALPINE SETTING – NEAR  
ANNECY, GENEVA &  
YEAR-ROUND SKI  
RESORT...

Ref : A3875 INT74

Discover this tranquil 4-bedroom chalet set in breathtaking Alpine scenery near Manigod, in the heart of the Aravis. Spacious and full of character, it offers flexible living with a guest suite, utility areas, a traditional mazot, and a vast 2762m<sup>2</sup> plot with forest, stream, and river access. A rare opportunity for year-round mountain living, just

## DESCRIPTIF

Tucked away in a quiet rural hamlet with panoramic Alpine surroundings, this four-bedroom chalet offers rare charm, flexibility, and a strong connection to nature. It's a warm, characterful mountain home with proximity to nearby villages, outdoor activities, and regional attractions.

The chalet sits on a generous 2,762m<sup>2</sup> plot — a true private corner of the Alps — with open gardens, forested areas, a stream, and even direct access to the Fier river for a refreshing plunge or paddle (if you're brave enough in the winter). It offers 104m<sup>2</sup> of living space, plus an additional 25m<sup>2</sup> of practical utility areas, including a workshop, cave, and laundry.

Just a few minutes from the village of Manigod, in the sought-after Massif des Aravis - known for its year-round hiking and skiing, with resorts like La Clusaz and Le Grand-Bornand nearby - the chalet is also well-positioned for access to Thônes, Lake Annecy (30 minutes), and Geneva (1 hour).

Entry is via a large 28m<sup>2</sup> covered terrace - ideal for entertaining or relaxing in any season - which leads into a bright, open-plan living area with galley kitchen, dining space, and lounge. On this level are two well-proportioned bedrooms, a bathroom, and a separate WC.

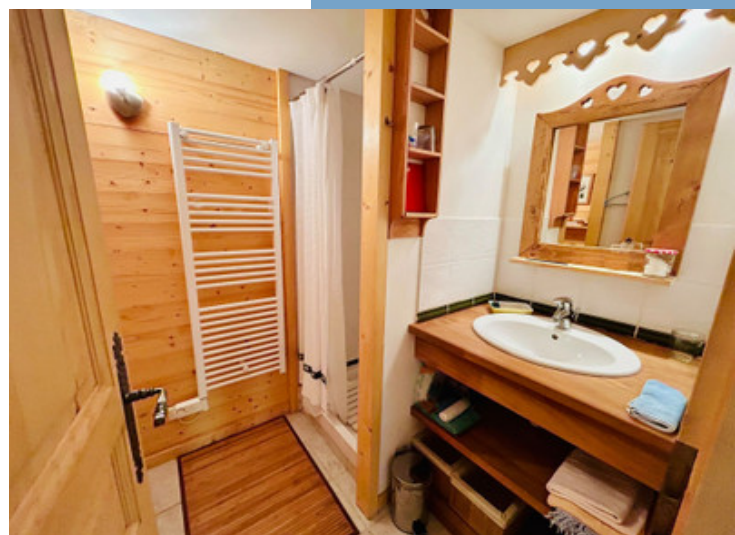
Downstairs is a self-contained guest suite, offering a third bedroom, a second bathroom, and a cosy 10m<sup>2</sup> lounge/diner with kitchenette - perfect for visitors or rental income. This level also houses the utility rooms: cave, workshop, and laundry.

Jus

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A3875INT74>

COMPLETE FILE AND PHOTO ON REQUEST



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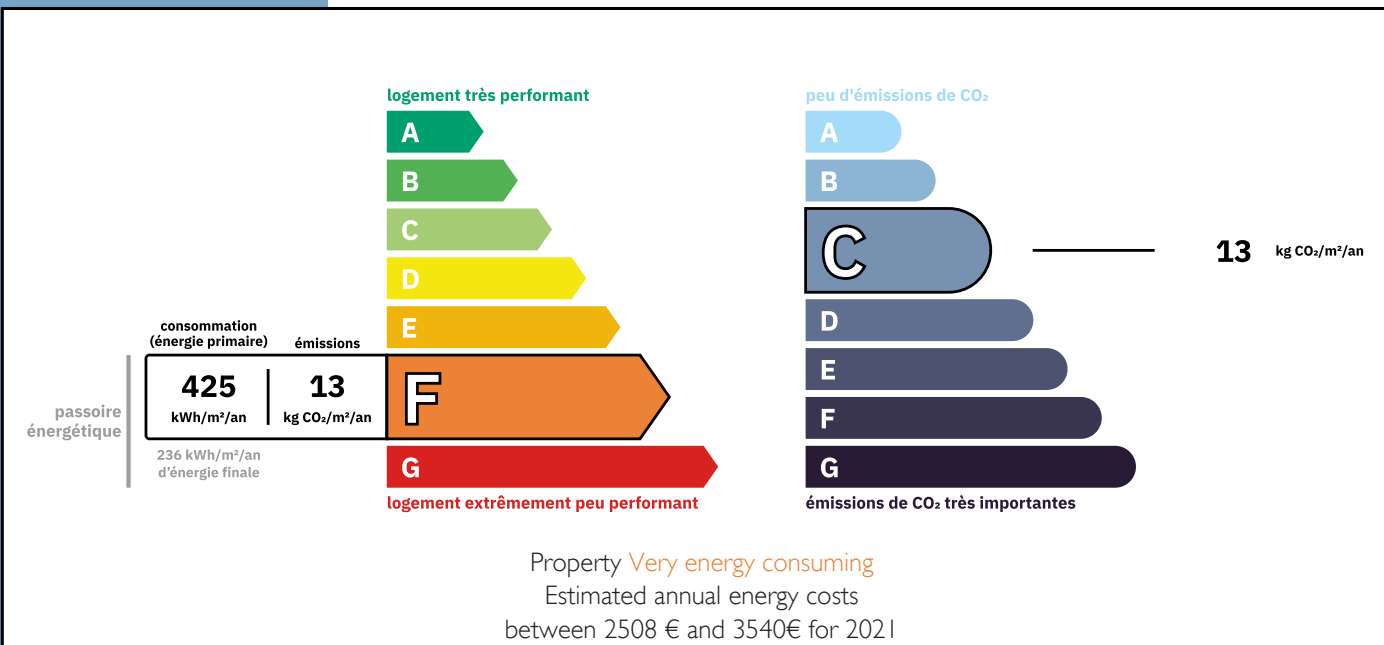
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: [prestige@leggett.fr](mailto:prestige@leggett.fr)

TRANQUIL 4-BED CHALET IN  
BREATHTAKING ALPINE  
SETTING – NEAR ANNECY,  
GENEVA & YEAR-ROUND SKI  
RESORT...

Ref : A38751NT74

## ENERGIE-DPE

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



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## CONTACT

Réf : A38751NT74  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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