

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

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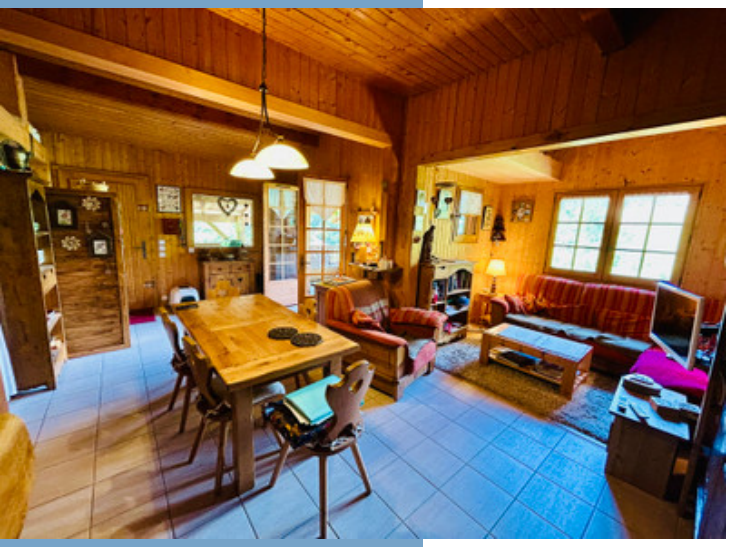




PROPERTY FACT FILE

REFERENCE	A38751NT74
PRICE	€ 890,000 £ 0* *agency fees to be paid by the seller
BEDROOM	4
BATHROOM	3
ACCOMMODATION	104 m²
LAND	2745 m²
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





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- 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 2762m² garden with forest, stream & river

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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 2762 m² plot with forest, stream, and river access. A rare opportunity for year-round mountain living, just



DESCRIPTION

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 2,762 m² 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 104 m² of living space, plus an additional 25 m² 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 28 m² 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 10 m² 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/A38751NT74

COMPLETE FILE AND PHOTO ON REQUEST

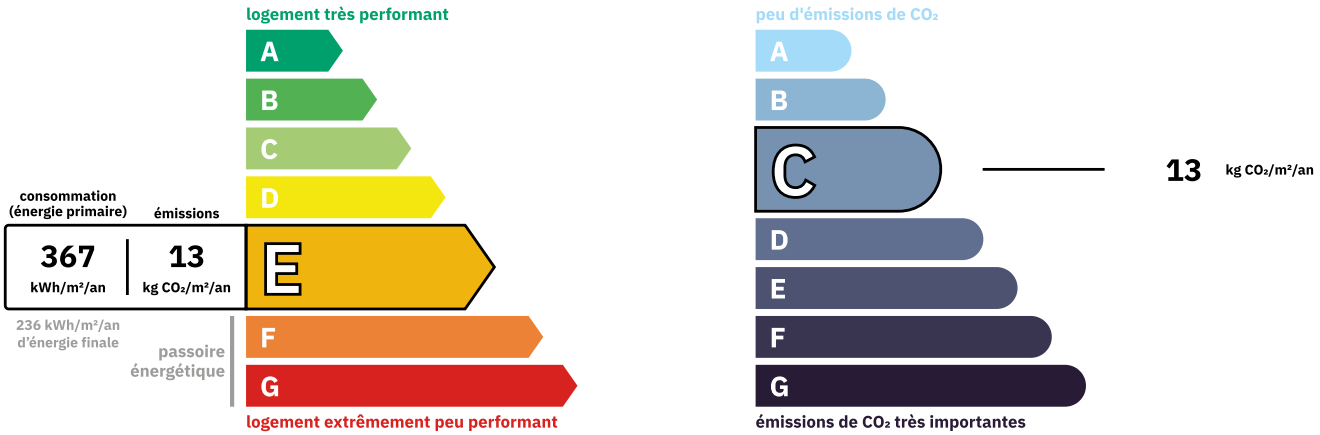
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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

ENERGIE-DPE



Property Energy consuming
Estimated annual energy costs
between 2508 € and 3540€ for 2021

NOTICE

Leggetts, their client and any joint agents give notice that:

1: Quoted prices are subject to fluctuations in exchangerates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

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3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

CONTACT

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FILE COMPLETE AND PHOTOS ON REQUEST

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