

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

www.leggettprestige.com LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE,
UK Freephone: 08700115151 Telephone: +33 553 608 488 E-mail: prestige@leggett.fr

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

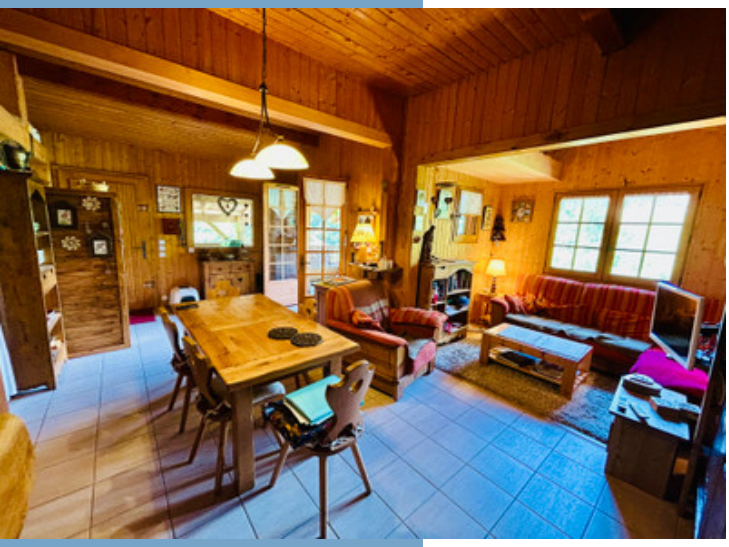




## PROPERTY FACT FILE

| | |
|---|---|
| REFERENCE | A38751NT74 |
| PRICE | € 890,000<br>£ 0*<br>*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

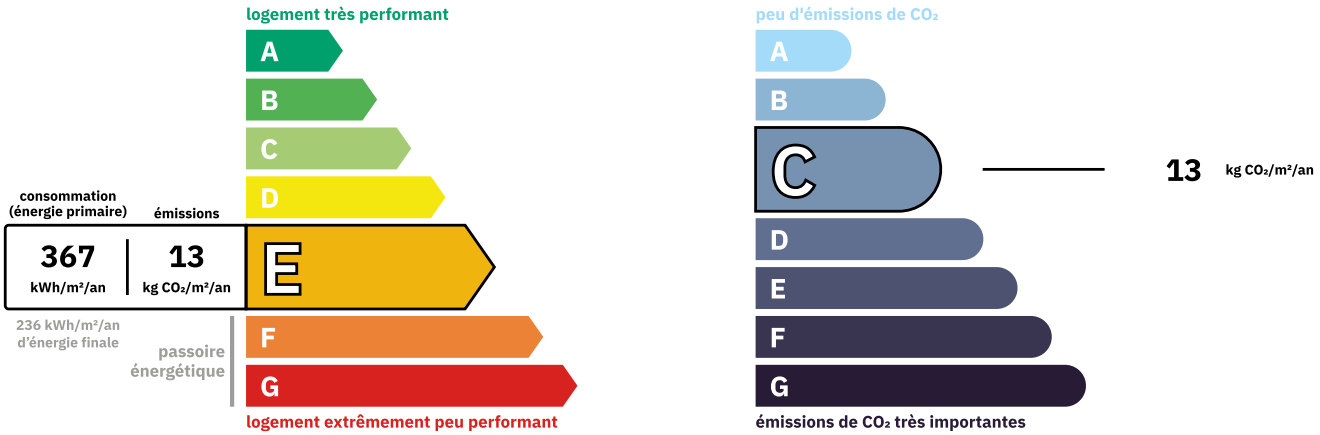
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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

# ENERGIE-DPE




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

# NOTICE

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# CONTACT

Réf :A38751NT74
FILE COMPLETE AND PHOTOS ON REQUEST

LEGGETT IMMOBILIER INTERNATIONAL
Téléphone : +33 553 608 488
E-mail: prestige@leggett.fr

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