



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	€ 890,000 £ 0* *agency fees to be paid by the seller
BEDROOM	4
BATHROOM	3
ACCOMMODATION	104 m ²
LAND	2745 m ²
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 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 2762m² 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 2,762m² 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 104m² of living space, plus an additional 25m² 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 28m² 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 10m² lounge/diner with kitchenette - perfect for visitors or rental income. This level also houses the utility rooms: cave, workshop, and laundry.

Jus...



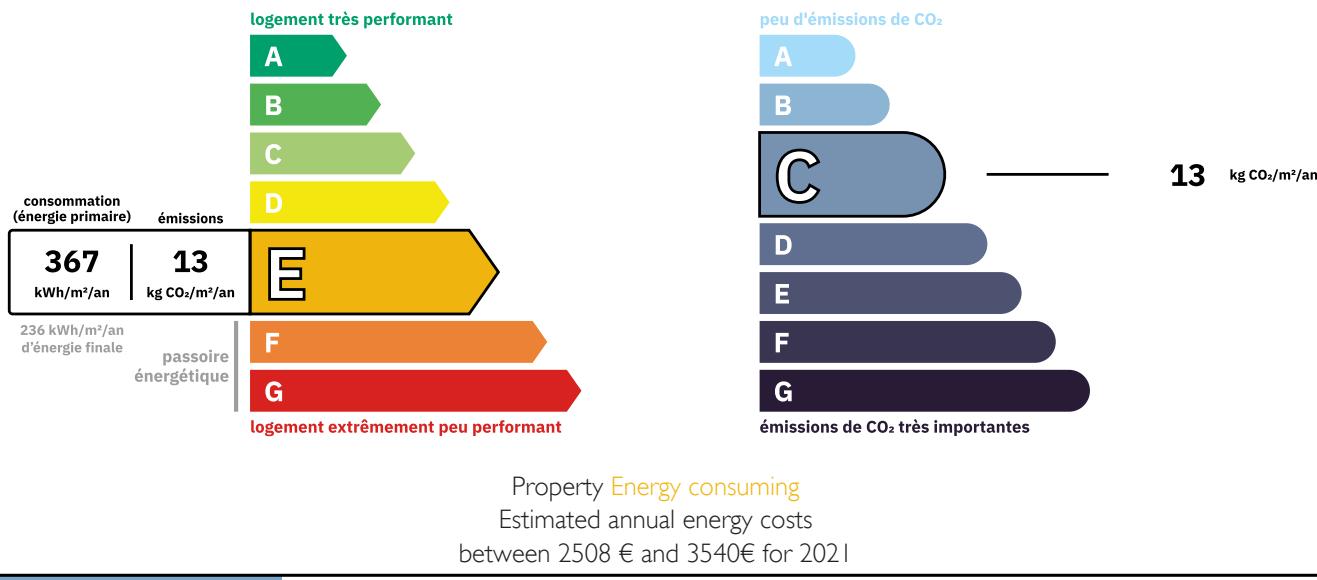
More Online :
<https://leggett prestige.com/luxury-property-for-sale/view/A3875INT74>
COMPLETE FILE AND PHOTO ON REQUEST

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ENERGIE-DPE

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



NOTICE

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CONTACT

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FILE COMPLETE
AND PHOTOS
ON REQUEST

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