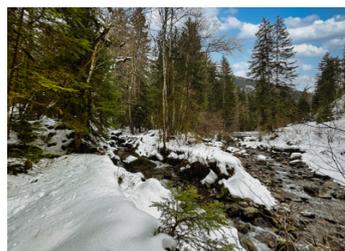


## Tranquil 4-Bed Chalet in Breathtaking Alpine Setting – Near Annecy, Geneva & Year-Round Ski Resorts.



## INFORMATION

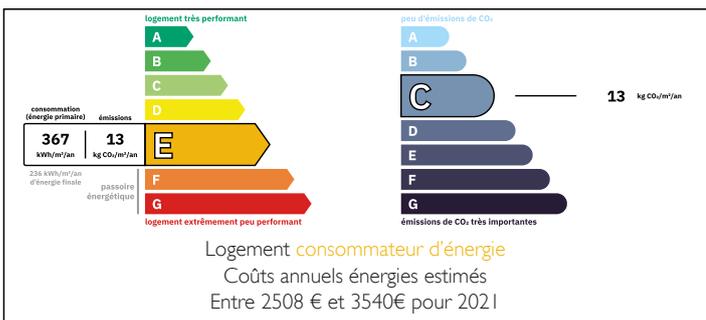
Town:	Manigod
Department:	Haute-Savoie
Bed:	4
Bath:	3
Floor:	104 m <sup>2</sup>
Plot Size:	2745 m <sup>2</sup>



## IN BRIEF

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 m<sup>2</sup> plot with forest, stream, and river access. A rare opportunity for year-round mountain living, just minutes from the village and close to Annecy, Geneva, and ski resorts.

## ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



## 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 m<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 104 m<sup>2</sup> of living space, plus an additional 25 m<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 28 m<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 10 m<sup>2</sup> lounge/diner with kitchenette - perfect for visitors or rental income. This level also houses the utility rooms: cave, workshop, and laundry.

Just beside the main house, a traditional 15 m<sup>2</sup> mazot -...

## LOCAL TAXES

Taxe habitation: EUR

## NOTES