

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

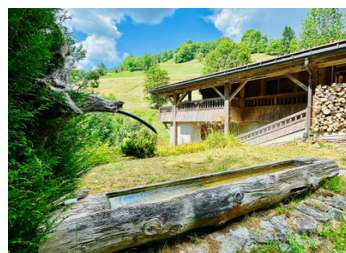


INFORMATION

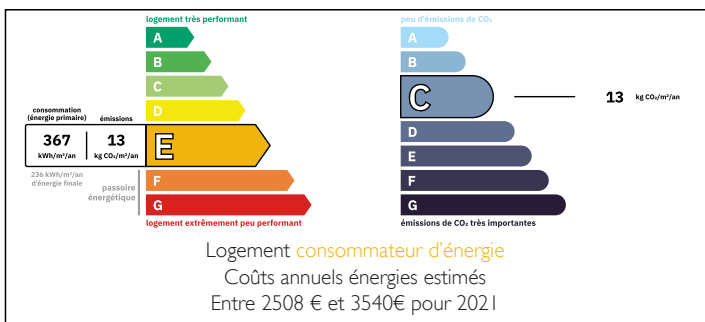
Town:	Manigod
Department:	Haute-Savoie
Bed:	4
Bath:	3
Floor:	104 m ²
Plot Size:	2745 m ²

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 m² 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



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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 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.

Just beside the main house, a traditional 15 m² mazot -...

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