COLDWELL BANKER
EUROPA REALTY

Chalet Manigod 220 m²



SALE PRICE : 1 480 000 €

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DESCRIPTION

As soon as you enter the property, the view takes your breath away: the Aiguille, Mont-Charvin and Sullens are bathed in sunlight, facing due south, with no overlooking properties. Just a stone's throw from the host resorts for the 2030 Winter Olympics in the French Alps, this chalet benefits from a rapidly developing area and is expected to increase in value.

This former Savoyard farmhouse underwent a complete renovation in 2024–2025, using high-quality materials. It retains the charm of the chalets of yesteryear whilst offering the comforts of an exceptional home: 220 m² of living space, 8 rooms, 5 bedrooms, a private spa, a separate mazot and 570 m² of land.

You enter a kitchen that opens onto the dining room, which extends onto a balcony facing the mountain peaks. The living room, with its fireplace, is the perfect spot for winter evenings after a day's skiing.

On the first floor, there are three en-suite bedrooms, a toilet and a balcony from which to watch the sun rise over the peaks. On the second floor, there is a children's area comprising a dormitory with an en-suite shower room and a play area.

A terrace measuring over 29 m² leads to the detached cottage, which has been converted into a self-contained suite. It is ideal for accommodating friends, family or guests.

On the garden level, the private spa features a jacuzzi, sauna and shower. It's the perfect place to unwind after a day's skiing or hiking. You can also make use of a ski room, a cellar that can double as a wine tasting room, a 51 m² garage and a covered carport for two cars.

A chalet designed to combine enjoyment and profitability: stay there whenever you like, and generate rental income for the rest of the year, with a gross return of 8.30 per cent based on a 60 per cent occupancy rate.

Reduced notary fees add to the many attractions of this exceptional property.

Information on the risks associated with this property is available at: www.georisques.gouv.fr.

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FEATURES

Property type:	Chalet	Area:	220.0 m²	Property tax:	€1.00
Number of rooms:	8 rooms	Number of bedrooms:	3 bedrooms		

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

ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): A 69

Greenhouse gas emissions (GHG) index: A 2

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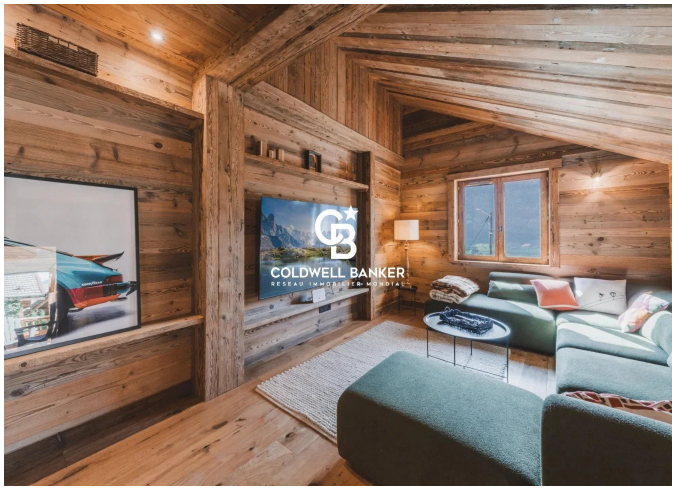

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