COLDWELL BANKER
EUROPA REALTY

Chalet Manigod 282 m²



SALE PRICE : 1 680 000 €

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DESCRIPTION

In Manigod, one of the most authentic villages in the Aravis, this exceptional 19th-century farmhouse underwent a high-end renovation in 2024 and 2025, designed by local architect Marianne Jouany. Rare in terms of its size, facilities and location, the chalet offers 282 m² of living space on a 750 m² south-facing plot, overlooking breathtaking views of the Aiguille, Mont Charvin and the Sullens. Just a stone's throw from the host venues for the 2030 Winter Olympics, this chalet benefits from a rapidly developing area and is expected to increase in value.

A unique residence where old timber, solid wood flooring and fine materials blend seamlessly with understated modernity. The carefully selected furnishings complete a warm and refined atmosphere. The art of mountain living, without compromise.

From the moment you step inside, the atmosphere captivates with its cosiness and absolute comfort. A log fire in winter, lunch on the sun-drenched terrace overlooking the mountain peaks in summer. The warmth of the wood, the purity of the air and the beauty of the landscape combine to create a unique experience of relaxation and wellbeing.

On the ground floor, a truly private wellness area with a jacuzzi and sauna, complemented by a ski room and a garage, rounds off the features of this exceptional property.

On the main floor, there is an entrance hall with a walk-in wardrobe, a billiards room, followed by a kitchen opening onto the living area of over 80 m² with a fireplace and unobstructed views of the Aravis mountain range. A toilet and a utility room complete this level.

On the first floor, there are four en-suite bedrooms, each with its own shower room or bathroom, enhanced by the warm character of the old timber. This level also features a separate toilet, a balcony and direct access to the garden.

On the second floor, a dormitory, a shower room and a toilet make up a spacious area.

It has an A-rated Energy Performance Certificate (EPC), guaranteeing particularly low energy consumption – a rare asset for a property of this scale. No renovation work is required.

In terms of parking, the property features a carport as well as two private parking spaces.

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

A chalet designed to combine enjoyment with profitability: stay there whenever you like, and generate rental income for the rest of the year, with a gross return of 6.4 percent based on a 50 percent occupancy rate.

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

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FEATURES

Property type:	Chalet	Area:	282.0 m²	Property tax:	€1.00
Number of rooms:	9 rooms	Number of bedrooms:	5 bedrooms		

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

ENERGY PERFORMANCE DIAGNOSIS

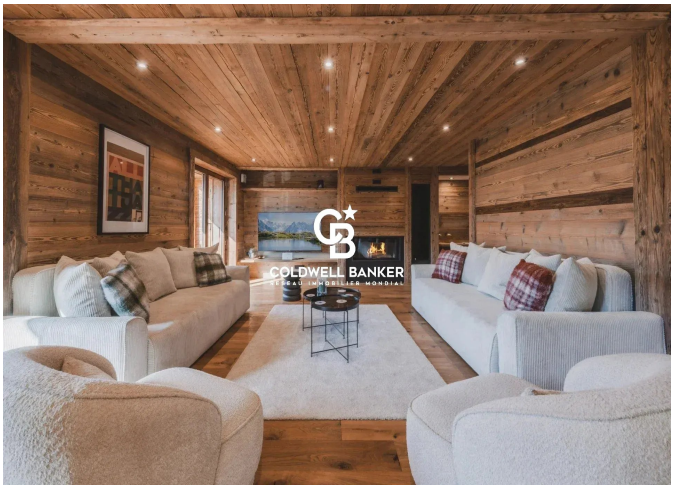
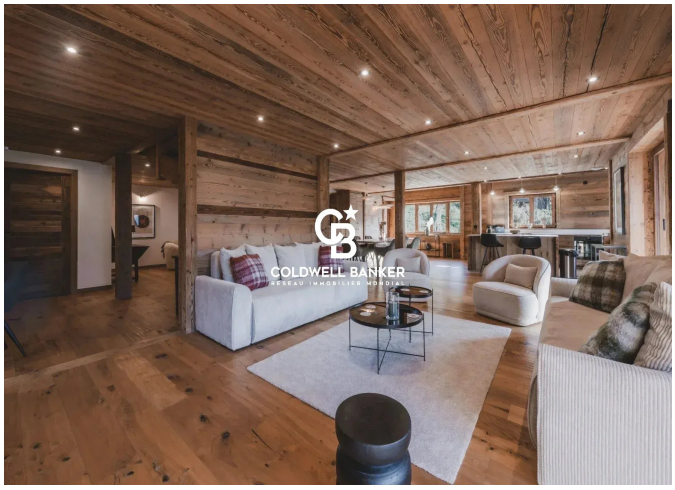
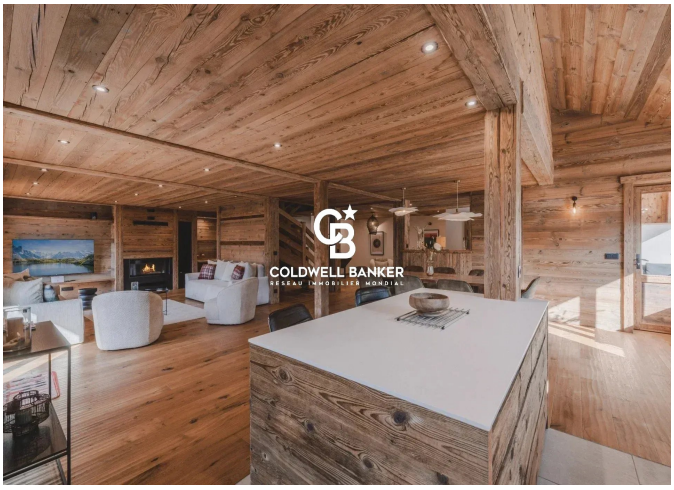
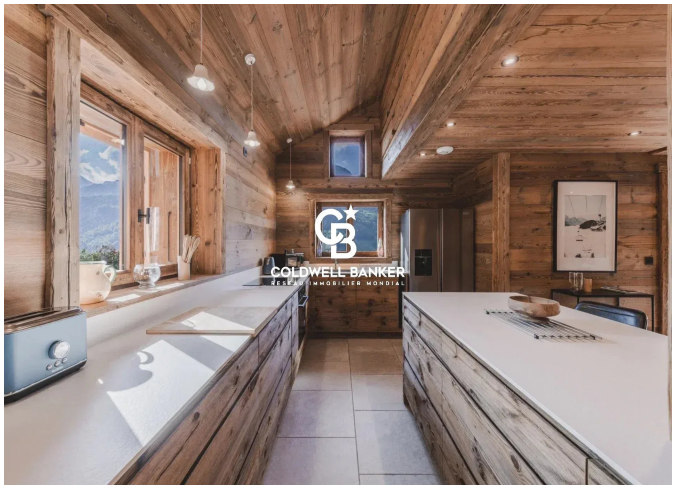
Energy performance diagnosis (EPD): A 66

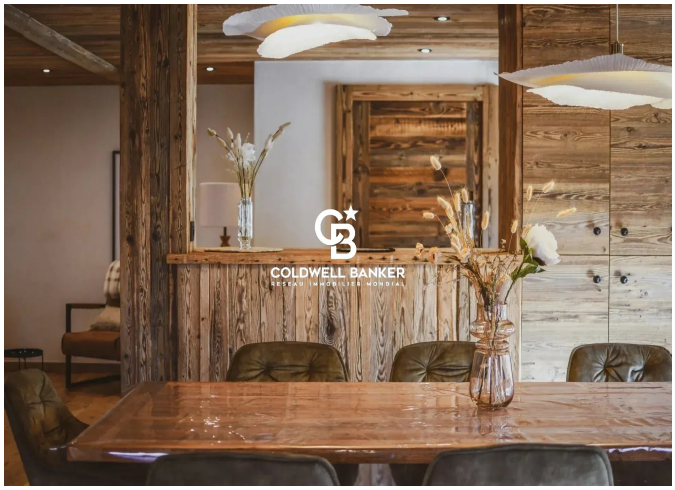
Greenhouse gas emissions (GHG) index: A 2

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