



## listing



### Agenten-Info

Name:	ArKadia
Name der Firma:	
Land:	Vereinigtes Königreich
Telefon:	
Sprachen:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Anzeigen-Details

Immobilie für:	Kaufen
Preis:	USD 7,960,197.54

#### Standort

Land:	Frankreich
Staat/Region/Provinz:	Auvergne-Rhone-Alpes
Stadt:	Annecy
Postleitzahl:	74230
Veröffentlicht:	12.01.2026

#### Beschreibung:

Overlooking a spectacular panorama facing the Sullens, La Tournette, the Aiguille, and Mont Charvin, this characterful Manigodine farmhouse, dating back to 1801 and fully renovated in 2019, sits on a flat 5,400 m2 plot, an extremely rare asset in the mountains.

With 895 m2 of living space, 37 m2 of balconies, and over 220 m2 of terraces spread across different levels, this exceptional property stands out as one of the most remarkable chalets in the Aravis mountain range.

#### Layout of the main chalet:

##### Garden level - Wellness & leisure area:

A true haven of relaxation, including an indoor swimming pool, a hammam, a sauna, a shower, a fitness area with direct access to a terrace equipped with a jacuzzi, a massage room, a toilet, and a relaxation lounge.

This level also includes a children's dormitory (6 beds) with shower room and WC, a private cinema room (8 seats), a laundry room and several technical rooms.

##### Ground Floor - Reception & sleeping area:

An elegant entrance hall, a 5-car garage with an electric vehicle charging station, an entrance vestibule, a summer lounge with a pool table, a spacious ski room, and five suites, each with its own shower room or bathroom and toilet.



**First Floor - Living & entertaining area:** A second entrance hall with a toilet, a landing with a lift, and above all, a spectacular 164 m<sup>2</sup> living area with a monumental cathedral ceiling, comprising two lounges and two dining areas.

The open-plan, semi-professional Boffi kitchen provides access to a terrace of over 100 m<sup>2</sup>, ideal for entertaining.

**Second Floor - Family suite:** A suite including a children's area, a bathroom, and a separate toilet.

**Annex chalet:** An independent chalet completes the property with two bedrooms, a kitchen, a living room, and a bathroom with a toilet, ideal for staff or guests.

This property is sold with a cleared building permit for a second, semi-underground, independent garage for 4 vehicles and 5 outdoor parking spaces.

60 minutes from the airport, 30 minutes from the lake, 35 minutes from Annecy, 10 minutes from the ski slopes.

To arrange a viewing or for more information, please contact us today.

## **Allgemein**

Schlafzimmer:	9
Badezimmer:	9
Fertige m <sup>2</sup> :	736 m <sup>2</sup>
Grundstücksgröße:	5400 m <sup>2</sup>

## **Zimmerdetails**

Zimmer insgesamt:	13
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## **Gebäudedetails**

Anzahl der Garagen:	1
Außen-Ausstattung:	Pool

## **Mietbedingungen**

Verfügbar ab:

## **Zusätzliche Informationen**

URL der Website:	<a href="http://www.arkadia.com/SEQD-T31286/?utm_campaign=multicast&amp;utm_medium=web&amp;utm_source=IMLIX.COM">http://www.arkadia.com/SEQD-T31286/?utm_campaign=multicast&amp;utm_medium=web&amp;utm_source=IMLIX.COM</a>
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## **Kontaktinformation**

IMLIX ID:	hh-16033094
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