



## listing



### Ügynök információ

Név:	ArKadia
Cégnév:	
Ország:	United Kingdom
Telefon:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Hirdetés részletei

Ingatlan:	Eladó
Ár:	USD 7,960,197.54

### Elhelyezkedés

Ország:	France
Állam/Régió/Tartomány:	Auvergne-Rhone-Alpes
Város:	Annecy
Irányítószám:	74230
Feladta:	2026. 01. 12.

#### Leírás:

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 m<sup>2</sup> plot, an extremely rare asset in the mountains.

With 895 m<sup>2</sup> of living space, 37 m<sup>2</sup> of balconies, and over 220 m<sup>2</sup> 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.

## Gyakori

Hálósobák:	9
Fürdőszobák:	9
Kész négyzetméter:	736 nm
Telekméret:	5400 nm

## Room details

Total rooms:	13
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## Building details

Number of Garages:	1
Outdoor Amenities:	Pool

## Lease terms

Date Available:

## További információ

Weboldal URL:	<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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## Contact information

IMLIX ID:	hh-16033094
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