



## listing



### Informazioni sull'Agente

Nome:	ArKadia
Nome della ditta:	
Nazione:	United Kingdom
Telefono:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	EUR 6,900,000

#### Posizione

Nazione:	France
Stato / Regione / Provincia:	Auvergne-Rhone-Alpes
Città:	Annecy
Cap:	74230
Pubblicato:	12/01/2026

#### Descrizione:

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.

## Comune

Camere da letto:	9
Bagni:	9
Finito piedi quadrati:	736 mq
Dimensione del lotto:	5400 mq

## Room details

Total rooms:	13
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## Building details

Number of Garages:	1
Outdoor Amenities:	Pool

## Lease terms

Date Available:

## Informazioni aggiuntive

URL del sito:	<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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