



alpine-property

Alpine Property SAS au capital de 3 450 € - RCS Thonon les Bains 508 578 556 - siège: 153 chemin du Chargeau, 74110 Morzine, France - Titulaire de la Carte Professionnelle n° CPI 7401 2016 000 017 391 délivrée par la CCI de la Haute Savoie

Tel: +44 (0)208 123 2384

Email: info@alpine-property.com

Web: www.alpine-property.com

Chalet Sous Le Rocher

Manigod, Manigod, Aravis

790 000 Euros



Contact

Contact **Steve Elsdon** about this property.

Tel: +33 6 15 04 25 18

Email: elsdon@alpine-property.com

Key Features

Price	790 000 Euros
Status	SOLD
Last updated	08/12/2014
Area	Aravis
Location	Manigod
Village	Manigod
Bedrooms	4
Bathrooms	2
Floor area	160 m²
Land area	905 m²
Detached	Yes
Heating	Underfloor heating
Chimney	Open fire
Nearest skiing	2 km
Nearest shops	3 km
Garden	Yes
Garage	Single
Drainage	Mains drains
Taxe foncière	599.00 Euros
Energy efficiency rating	F (391)
CO2 emissions	TBC
Agency fees	Paid by the seller

Property Description

A beautiful 160m2, 3/4 bedroom, architect-renovated, south facing ski chalet, only 2 minutes from the pistes at 1250m with breathtaking views of the pristine Manigod valley. Very handy for Annecy Lake (30min) and Geneva airport (1hr). Enormous potential as a rental investment.

This gorgeous property has been renovated to the highest standard by its architect owner and is a perfect example of contemporary chalet design. A very low energy consumption made possible by the latest under floor heating technology ensures a cosy ski break or cost effective year-round habitation. Also an ideal rental investment yielding hassle-free revenues of around €35000 p.a. with our partners at Ovo Rental Systems.

Layout:

Ground floor;

Entry

WC with basin

Spacious lounge with picture windows giving onto a south facing balcony. High performance fireplace.

Top of the range fully equipped kitchen including induction hob, dishwasher, stainless steel fridge and breakfast bar.

Office which can easily be converted to a bedroom

Garden floor;

3 light and generous bedrooms

TV area

Shower room

Bathroom with double sinks, bath and wet room shower

Sauna

Separate WC

Laundry

Storage cave

There is also a one car garage and garden shed.



















