



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 les Pernettes

Manigod, Manigod, Aravis

695 000 Euros



Contact

Contact **Steve Elsdon** about this property.

Tel: +33 6 15 04 25 18

Email: elsdon@alpine-property.com

Key Features

Price	695 000 Euros
Status	SOLD
Last updated	14/09/2016
Area	Aravis
Location	Manigod
Village	Manigod
Bedrooms	5
Bathrooms	2
Floor area	200 m²
Land area	1018 m²
Detached	Yes
Chimney	None
Nearest skiing	7 km
Nearest shops	7 km
Garden	Yes
Garage	Single
Drainage	Mains drains
Energy efficiency rating	TBC
CO2 emissions	TBC
Agency fees	Paid by the seller

Property Description

Beautifully positioned and recently renovated 5 bed/2 bath chalet situated in a quiet cul-de-sac only 5 minutes walk from the village and 50m from the ski bus stop in the breathtaking Manigod valley. The chalet is also a short 10 minute drive from the La Clusaz ski area at Croix Fry, 30 minutes from Annecy Lake and 1 hour from Geneva.

The chalet has 3 levels and is configured:

Basement level - 2 x double bedrooms, Shower/WC, boiler room, garage with ski store off.

Entry level - Kitchen, bathroom, separate WC, L-shaped lounge diner with two separate lounge areas and wrap-around balcony.

Top level - 2 x double bedrooms, + 1 x twin bedroom, + twin child's bedroom off second double, WC with hand basin.

Total bed capacity, 12 persons if all utilised.

There is also municipal permission in place to convert the garage into a living space replacing the doors with picture windows.

The chalet is heated via a state of the art wood pellet burner system with the hot water served by solar panels - very low yearly energy bills.













