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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

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# Chalet Theodule

**Manigod, Manigod, Aravis**

**750 000 €uros**



## Contact

Contact **Steve Elsdon** about this property.

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# Key Features

<b>Price</b>	750 000 Euros
<b>Status</b>	SOLD
<b>Last updated</b>	15/07/2016
<b>Area</b>	Aravis
<b>Location</b>	Manigod
<b>Village</b>	Manigod
<b>Bedrooms</b>	4
<b>Bathrooms</b>	2
<b>Floor area</b>	160 m²
<b>Land area</b>	905 m²
<b>Detached</b>	Yes
<b>Heating</b>	Underfloor heating
<b>Ski access</b>	Ski bus
<b>Nearest skiing</b>	2 km
<b>Nearest shops</b>	3 km
<b>Garden</b>	Yes
<b>Garage</b>	Single
<b>Drainage</b>	Mains drains
<b>Taxe foncière</b>	599.00 Euros
<b>Energy efficiency rating</b>	F (367)
<b>CO2 emissions</b>	C (20)
<b>Agency fees</b>	Paid by the seller

## Property Description

A beautiful 160m2, 3 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 and Geneva airport only 1 hour away. 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 €50000 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
- WC

- Laundry
- Storage cave

There is also a one car garage and garden shed.























