

BARNES ARAVIS - MANIGOD - MOUNTAINS PANORAMIC VIEW

---



SELLING PRICE : 1 310 000 €

---

CONTACT : HAYET PALLOT - MOBILE PHONE  
EMAIL : H.PALLOT@BARNES-INTERNATIONAL.COM

310 ROUTE DU COL DES ARAVIS, 74220  
CLUSAZ  
74220 LA CLUSAZ



PHONE : 04 58 17 30 30  
ARAVIS@BARNES-INTERNATIONAL.COM

NON-CONTRACTUAL INFORMATION

PARIS - GENEVA - LONDON - MOSCOW - NEW YORK - MIAMI - ST BARTH - DEAUVILLE - BASQUE COAST - FRENCH COUNTRYSIDE -  
ARCACHON BAY - PERIGORD - PROVENCE - FRENCH RIVIERA - SAINT TROPEZ - CORSICA - COURCHEVEL - MEGEVE

## DESCRIPTION

140 sqm chalet built on a plot of over 800 sqm, located 3 kms from the slopes of the Manigod/La Clusaz ski area. This chalet, renovated in 2018, will delight lovers of beautiful landscapes with its panoramic view of the surrounding mountains and its south-facing aspect.

It is divided over 2 levels:

The garden level features 3 bright bedrooms opening onto a beautifully planted garden, and a shower room with toilet.

The first level features a large, bright living area with kitchen opening onto a large terrace, and a dining room. A half-level leads to the living room with wood-burning stove and a mezzanine office area.

You'll find a shower room and WC on the same level.

In the garden, you'll find a 19 m<sup>2</sup> mazot that could be used as a workshop or additional bedroom.

A car port for 4 cars, a laundry room, cellars and a ski room complete this property.

Just a few minutes from the ski slopes, less than an hour from Geneva airport and 30 minutes from Lake Annecy.

## CARACTÉRISTIQUES

Type of property : House / Villa / Chalet	Fees : -	Surface : 140 m <sup>2</sup>
Land area (m2) : -	Bedrooms : 3	Annual charges : -
Balcony Surface : -	Elevator : No	Swimming pool : No
Number of lots : -	* Fees chargeable : Seller	Terms tenant loads : -
Price of the discounted value : -	Monthly rent : -	

310 ROUTE DU COL DES ARAVIS, 74220  
CLUSAZ  
74220 LA CLUSAZ



PHONE : 04 58 17 30 30  
ARAVIS@BARNES-INTERNATIONAL.COM

NON-CONTRACTUAL INFORMATION

PARIS - GENEVA - LONDON - MOSCOW - NEW YORK - MIAMI - ST BARTH - DEAUVILLE - BASQUE COAST - FRENCH COUNTRYSIDE -  
ARCACHON BAY - PERIGORD - PROVENCE - FRENCH RIVIERA - SAINT TROPEZ - CORSICA - COURCHEVEL - MEGEVE



310 ROUTE DU COL DES ARAVIS, 74220  
CLUSAZ  
74220 LA CLUSAZ



PHONE : 04 58 17 30 30  
ARAVIS@BARNES-INTERNATIONAL.COM

NON-CONTRACTUAL INFORMATION  
PARIS - GENEVA - LONDON - MOSCOW - NEW YORK - MIAMI - ST BARTH - DEAUVILLE - BASQUE COAST - FRENCH COUNTRYSIDE -  
ARCACHON BAY - PERIGORD - PROVENCE - FRENCH RIVIERA - SAINT TROPEZ - CORSICA - COURCHEVEL - MEGEVE