



Agence 2 Savoie

REF. 262004

EXCEPTIONAL PROPERTY

Beaufort *Estate with Château & Chalet*

19th-century manor house and 18th-century chalet set on approx. 2 hectares – Savoy, France

PRICE HAI

Mandate no. 262004
Beaufort – 73270 – France

€ 2,400,000

OVERVIEW

A rare estate in the heart of the Beaufortain

Located a short walk from the centre of Beaufort, this exceptional estate combines a fully renovated 19th-century manor house and an 18th-century chalet awaiting full restoration. Set on approximately 20,000 m² of land with no overlooking properties, the estate enjoys a south-facing aspect and views of the Grand Mont. Two streams and a waterfall run through the grounds, fed by a natural spring of drinking water.

GROUNDS

≈ 2 ha 20,000 m²

PRICE HAI

€ 2,400,000

CHÂTEAU

4 levels

CHALET

4 levels to renovate

BEDROOMS

3

HEATING

Heat pump + oil

The Château

Built in 1863, the manor house spans four levels of approximately 120 m² each. The basement includes a garage, a storeroom, a wine cellar and a WC. The double-aspect living room with a fireplace opens onto a 160 m² south-facing terrace and a south-facing balcony. The top floor offers a large, modular room. An Otis lift serves the three upper levels.

The Chalet & Grounds

The 18th-century chalet, approximately 100 m² per level, is to be fully restored. Its authentic character and position within the estate offer numerous redevelopment possibilities. The approximately two-hectare plot, free from overlooking neighbours, is crossed by two streams and a waterfall. Drinking water is supplied by a natural spring.

Reference	262004
Address	Beaufort – 73270 – Savoy
Property type	Exceptional property
Land area	≈ 20,000 m ²
Heating	Heat pump and oil heating
Water	Natural spring

Fees

2.9 % HAI payable by the seller

Mandate

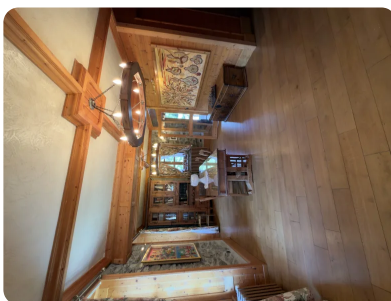
Simple mandate no. 262004

HIGHLIGHTS

What makes this property unique

- ◆ 19th-century manor house fully renovated
- ◆ 18th-century chalet to restore
- ◆ Approximately 20,000 m² of grounds with no overlooking properties
- ◆ Two streams and a waterfall on the estate
- ◆ Drinking water from a natural spring
- ◆ South-facing aspect with views of the Grand Mont
- ◆ Beaufort town centre within walking distance
- ◆ Nearby ski resorts: Arêches-Beaufort, Saisies, Hauteluce, Megève
- ◆ Potential for hotel, restaurant, gîte or family residence
- ◆ Rare estate in the heart of the Beaufortain

GALLERY



CONTACT

Agence 2 Savoie

FLEX IMMO SAS – Agence 2 Savoie, prestige real estate in Savoie and Haute-Savoie.

ADDRESS

93 chemin de la Combe
73420 Voglans

WEBSITE

www.2savoie.immo

SIREN

989 123 633

PROFESSIONAL CARD

CPI73012025000000029
(CCI de la Savoie)

PROFESSIONAL LIABILITY INSURANCE

ALLIANZ IARD

Legal information

Price shown inclusive of VAT (HAI): € 2,400,000. Agency fees payable by the seller: 2.9 % VAT inclusive of the sale price.

DPE not required. GES not provided. Floor areas and land areas are given as an indication.

Simple mandate no. 262004. This document is provided for information purposes; contractual details must be checked in the detailed description and mandate.