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Chalet Novarina

Bellevaux, Vallée Du Brevon, Alpes du Léman

357 000 €uros



Contact

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Key Features

Price	357 000 Euros
Status	SOLD
Last updated	15/02/2014
Area	Alpes du Léman
Location	Vallée Du Brevon
Village	Bellevaux
Bedrooms	5
Bathrooms	2
Floor area	120 m²
Land area	3800 m²
Detached	Yes
Heating	Electric radiators
Chimney	Wood burning stove
Nearest skiing	1.5 km
Nearest shops	3 km
Garden	Yes
Garage	Single
Drainage	Septic tank
Taxe foncière	764.00 Euros
Energy efficiency rating	E (280)
CO2 emissions	TBC
Agency fees	Paid by the seller

Property Description

This chalet was built in 1946 and designed by the architectural office of Maurice Novarina. It is situated in sloping woodland, surrounded by mature trees but offering south-facing views down the valley and towards Roc d'Enfer.

The ground floor has an entrance hall opening to the living/dining room with a fire place and an Austrian poele (log burner). There are French windows opening onto a wonderful covered terrace where you can capitalise on the beautiful views. Also on this floor there is a study, WC and a kitchen with internal stairs down to the pantry and cellar.

The first floor consists of 5 bedrooms (3 with access to the balcony), a bathroom and separate WC and a dressing/ironing room. The cellar also has external access and has windows for natural light. The oil and wood is stored here, there is also a laundry area and large pantry.

A single garage is built into the slope below the chalet with steps joining the two. The roof has been recovered and the guttering replaced in 2001. As this property has been used as a secondary residence the current owners have installed 2 alarm systems and armoured doors.

This chalet combines a wonderful sense of seclusion with proximity to ski resorts (i.e. Hirmentaz 3mins drive, Portes du Soleil & Grand Massif each 45mins drive) and towns (Bellevaux 3km, Geneva 44km). The land around it is non-constructible, so peace and quiet will reign.















