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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 Le Feu

Lullin, Vallée Du Brevon, Alpes du Léman

320 000 €uros



Contact

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Key Features

Price	320 000 Euros
Status	SOLD
Last updated	09/03/2015
Area	Alpes du Léman
Location	Vallée Du Brevon
Village	Lullin
Bedrooms	4
Bathrooms	2
Floor area	125 m ²
Land area	1140 m ²
Detached	Yes
Heating	Electric radiators
Chimney	Enclosed fire
Nearest shops	3.5 km
Garden	Yes
Garage	Double
Drainage	Septic tank
Taxe foncière	820.00 Euros
Energy efficiency rating	TBC
CO2 emissions	TBC
Agency fees	Paid by the seller

Property Description

This chalet was built in 1988 by the owners and has been carefully maintained. The front of the property is facing North West with a view over the Chablais down towards Lac Lemman and the Jura mountains in the far distance. Looking towards the East you can see the Chappelle d'Hermone.

You are able to access the property 3 different ways, via a front door, a French window from the garden and finally via the garage. On the ground floor the large garage can easily hold two cars with a work shop area and further storage. There is also a laundry room. A door and stairs lead up to the 1st floor which has a hallway, a separate kitchen (installed a few months ago), an office/bedroom, a living/dining area and a shower room with WC. The 2nd floor has 3 bedrooms (2 with balconies), a WC and a bathroom with a spa bath. The chalet has a 350L water tank and water softener system.

The South East side of the property catches the morning sun, a perfect spot for breakfast. At 1200m altitude and set on open sloping land the position gives the property a wonderful spacious feeling. Although facing North West the location guarantees plenty of sunlight all day long.

Chalet le Feu is situated in a hamlet 3km above the village of Lullin. Lullin has a mini-supermarket, baker, bar, butcher, a couple of Hotels, a Doctors and other commerce's. The surrounding countryside is agricultural and forest there are plenty of Savoyard traditions maintained here. The nearest skiing would be at Hirmentaz/Les Haberes, less than 10mins drive, the Roc d'Enfer circuit 25mins, Ardent (Les Portes du soleil) 30mins. Other resorts such as Sommand/Praz de Lys, Samoens (La Grande Massif), Megeve and Les Houches (Chamonix) are 40/60mins drive.

Geneva airport is around 55mins away and the large town of Thonon-les-Bains and Lake Geneva is only 20mins drive. There are plenty of schools nearby including a secondary college; a school bus collects students at the hamlet.



Sous-Sol

















