

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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## **Ferme Canivet**

Lullin, Vallée Du Brevon, Alpes du Léman

100 000 €uros



## **Contact**

Contact **Anna Allen** about this property.

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## **Key Features**

**Price** 100 000 €uros

Status SOLD

Last updated06/04/2020AreaAlpes du LémanLocationVallée Du Brevon

Village Lullin

Bedrooms 2

Floor area 50 m²

Land area 1950 m²

Detached Yes

**Heating** Electric radiators

Chimney Open fire
Nearest skiing 13 km
Nearest shops 6 km
Garden Yes
Drainage None

**Agency fees** Paid by the seller

## **Property Description**

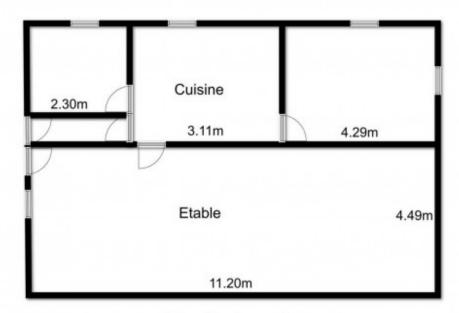
Situated in an alpine hamlet of 6 buildings this farmhouse sits on a plot of land facing out South East across the valley with views of Mont Billiat and the Dent d'Oche. The attached land is approximately 1950m2 and extends to the front and side of the building. More agricultural land could be available if it is of interest.

At the lower front of the building there is a small cellar. On the ground floor has a corridor entrance to a kitchen area with two rooms leading from it. There is also access to the original stables (50m2) at the rear of the building with doors and windows either end. An opening exists for a staircase leading to the 1st floor, which also has external access and 3 windows with floor space of approximately 110m2. Again an opening leads to the top floor with the same footprint as the first floor, but approximately 50m2 floor space with reasonable head hight.

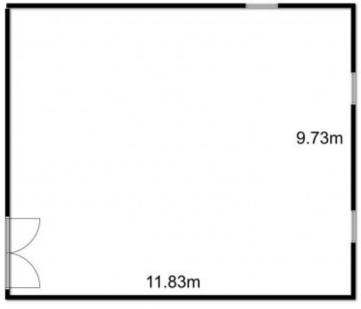
Some renovation has been started, solid wooden floors exist and two sides of the wooden boarding have been replaced. Materials will be left to continue the renovation. Electricty and phone lines exist in this hamlet, water arrives from a source. A septic tank will need to be installed.

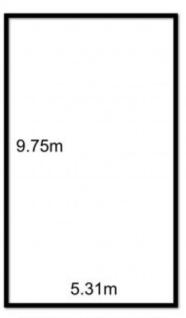
The property is located 2.5km from the village of Vailly (which has a couple of bar/restaurants, shops and a school) the road is mainly tarmac, with the last 900m a gravel track. Many of the neighbours leave a small 4x4 parked ready to drive the last 200m as it is guite steep.

From the village of Vailly it is 20mins drive to Thonon-les-Bains and the shores of Lac Leman, the nearby village of Lullin (2km) has a chemist, docter and more shops. The nearest skiing is at Hirmentaz (6mins drive from Vailly), but many larger resorts would be accessed under the hour, such as Les Portes du Soleil (30mins).



Rez de chaussée





Grange niveau 1

Grange niveau 2





