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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 des Granges Canivet

Lullin, Vallée Du Brevon, Alpes du Léman

128 000 €uros



Contact

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Key Features

Price	128 000 Euros
Status	SOLD
Last updated	06/04/2020
Area	Alpes du Léman
Location	Vallée Du Brevon
Village	Lullin
Bedrooms	3
Bathrooms	1
Floor area	50 m²
Land area	720 m²
Heating	Electric radiators
Chimney	Wood burning stove
Nearest skiing	13 km
Nearest shops	6 km
Garden	Yes
Drainage	Septic tank
Energy efficiency rating	TBC
CO2 emissions	TBC
Agency fees	Paid by the seller

Property Description

This delightful chalet is the lowest in a hamlet of 6 buildings at 980m altitude. Facing South East it has plenty of sunlight and uninterrupted views of the mountains.

Deceptively spacious inside, the front door opens from the terrace into a living dining area (20m2) with a kitchenette and log burner. Some steps lead to a small corridor with storage, the first bedroom and stairs to the next level. The first floor has two bedrooms and a shower room. Currently being completed for use are a third bedroom, a mezzanine with a velux window and a large living room. This living area has a huge fireplace, is open to the rafters and has access to the rear of the chalet.

The plot of land slopes away in front of the property, the trees have been felled ready for firewood. There is electricity and a septic tank, the water has to be collected from a local source. There is currently no heating system for the water.

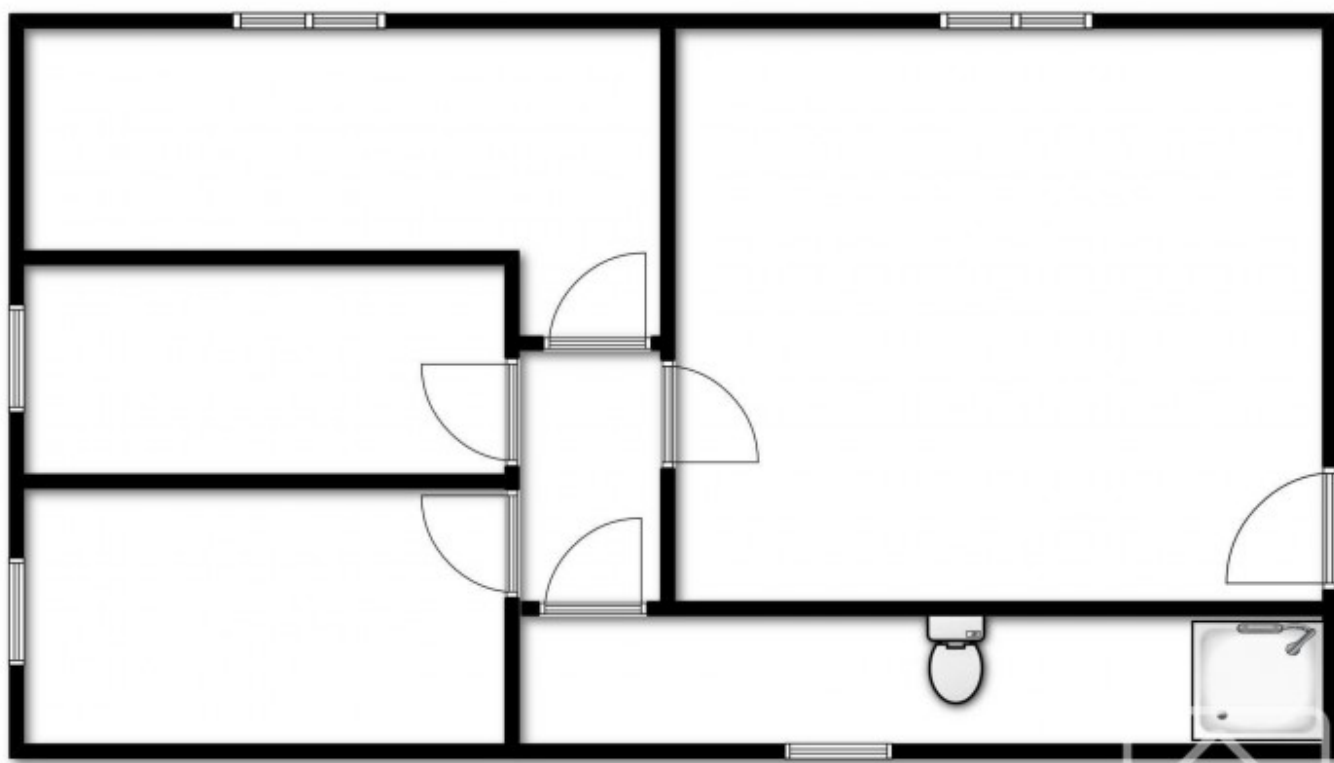
Most of the furniture will be left along with remaining building materials. Obviously a holiday (rather than a permanent) home, it is nonetheless ready to move into.

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 quite 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, doctor 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.



RDC



Etage























