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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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# Ferme Gembaz

**Bellevaux, Vallée Du Brevon, Alpes du Léman**

**190 000 €uros**



## Contact

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# Key Features

|                       |                     |
|-----------------------|---------------------|
| <b>Price</b>          | 190 000 Euros       |
| <b>Status</b>         | SOLD                |
| <b>Last updated</b>   | 21/10/2020          |
| <b>Area</b>           | Alpes du Léman      |
| <b>Location</b>       | Vallée Du Brevon    |
| <b>Village</b>        | Bellevaux           |
| <b>Bedrooms</b>       | 4                   |
| <b>Bathrooms</b>      | 1                   |
| <b>Land area</b>      | 7400 m <sup>2</sup> |
| <b>Detached</b>       | Yes                 |
| <b>Nearest skiing</b> | 2 km                |
| <b>Nearest shops</b>  | 2 km                |
| <b>Garden</b>         | Yes                 |
| <b>Agency fees</b>    | Paid by the seller  |

## Property Description

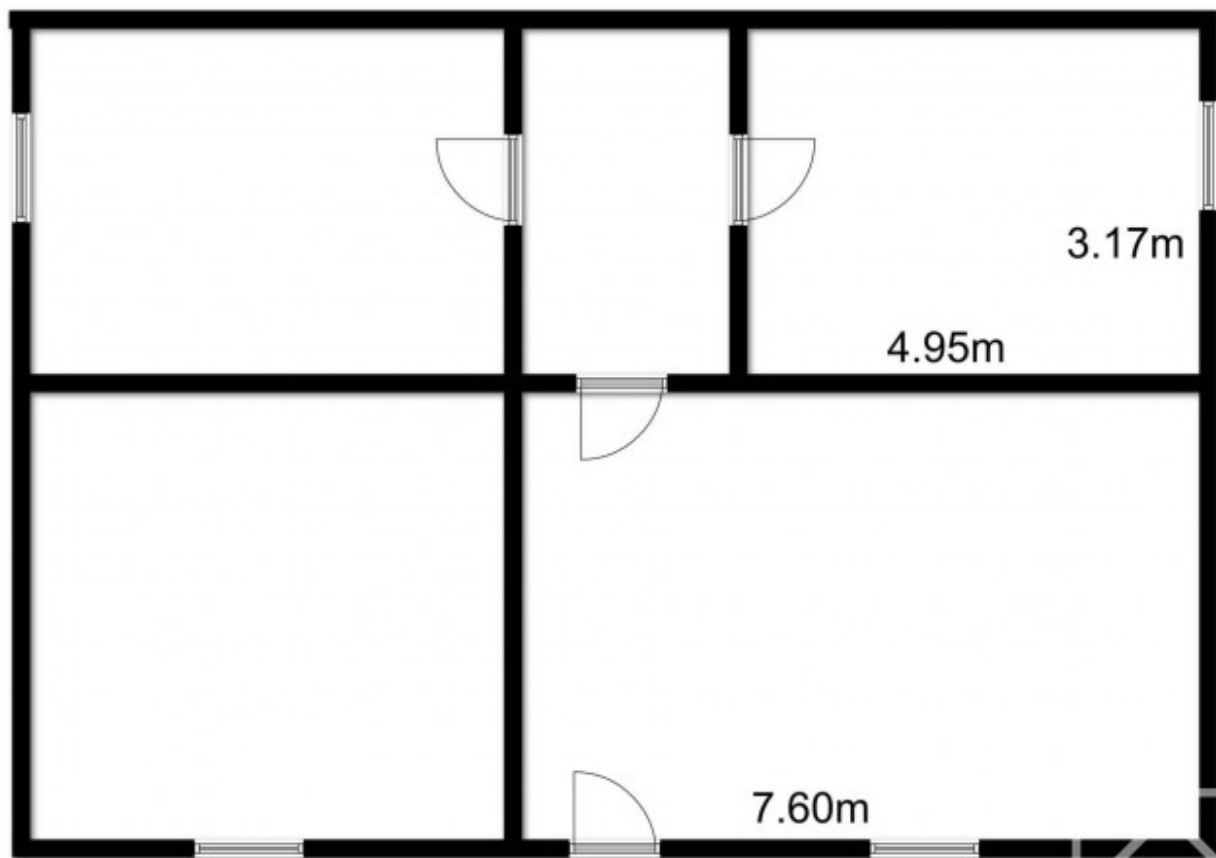
This traditional farm house is set back from a road connecting four villages and two ski areas. It has a sunny open aspect and views of the Roc d'Enfer and surrounding mountains.

The lower ground floor has two rooms and a corridor to two vaulted cellars with small windows. The ground floor has the original stables at the back of the house and has otherwise been opened up ready for renovation. The barn is truly enormous with over 230m<sup>2</sup> of floor space and nearly 9m to the apex of the roof.

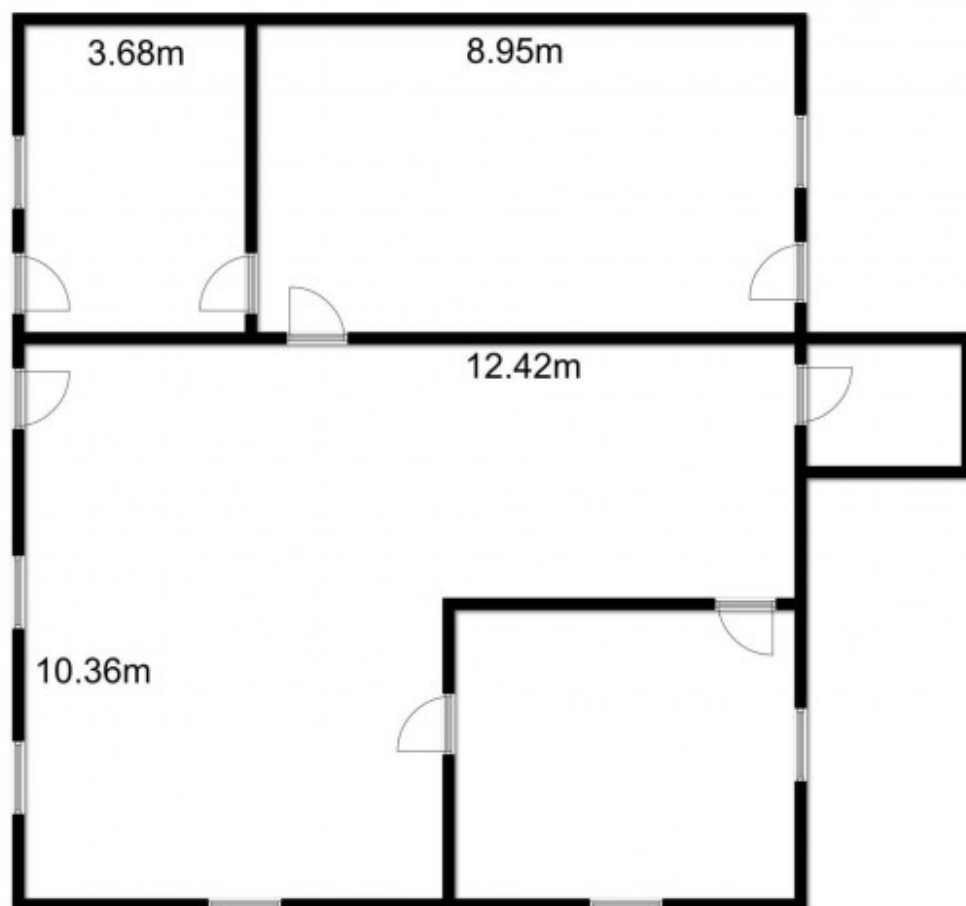
A septic tank would need to be installed, although there are plans for the mains drains in the future. This property offers the potential for an exceptional main dwelling and space for work shops, storage, a gite or additional apartments.

There is shared ownership of the driveway, land surrounds the actual building with a large agricultural plot behind the property.

The village of Bellevaux is 2km away and has a small supermarket, boulangerie, bar/restaurant, schools and a college. The nearest skiing (Alpine and cross-country) is at Hirmentaz again only 2km. Other small resorts are Roc d'Enfer (La Chevrerie) 6km and Sommand/Praz de Lys 18km. Other main ski areas such as Les Portes du Soleil and Flaine are less than an hours drive and Geneva airport is one hours drive.



Sous-Sol



Rez de chaussée

