



alpine-property

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

Tel: +44 (0)208 123 2384

Email: info@alpine-property.com

Web: www.alpine-property.com

Chalet des Nants

Bellevaux, Vallée Du Brevon, Alpes du Léman

108 000 Euros



Contact

Contact **Anna Allen** about this property.

Tel: +33 6 12 79 07 63

Email: anna@alpine-property.com

Key Features

Price	108 000 Euros
Status	SOLD
Last updated	18/03/2021
Area	Alpes du Léman
Location	Vallée Du Brevon
Village	Bellevaux
Bedrooms	1
Floor area	200 m ²
Land area	2500 m ²
Detached	Yes
Chimney	Enclosed fire
Nearest skiing	8 km
Nearest shops	5.5 km
Garden	Yes
Drainage	Septic tank
Energy efficiency rating	TBC
CO2 emissions	TBC
Agency fees	Paid by the seller

Property Description

Situated at 1290m in a small hamlet, this chalet d'alpage nestles facing North, across a bubbling stream with views of the Nifflon peaks. Access would be by ski touring or snow shoes in the winter (a steady gradient walk for about 2km). In summer you can drive to the property along a gravel track.

The ground floor has a corridor to the kitchen/living area, a bedroom and the original stables. Above is the barn with approximately 100m² of floor space and plenty of height for a mezzanine. The barn doors open southwards with a level area outside. The land surrounds the property, although the bulk of the 2500m² is behind the building. A small strip of land connects to the stream.

The property will be sold with a new septic tank installed and there are options for connecting to a local water source. The roof needs replacing and electricity would need to be supplied by solar panel or a generator.

Other chalets in the hamlet have been renovated, or are in the process of renovation, so there is a nice community 'feel' to the area.

From the start of the tarmac road, access to the local ski area would take 6 mins and the village of Bellevaux 4 mins. Geneva airport would be 50mins drive.













