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Tel: +44 (0)208 123 2384

Email: [info@alpine-property.com](mailto:info@alpine-property.com)

Web: [www.alpine-property.com](http://www.alpine-property.com)

# Chalet du Merle

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

**190 000 €uros**



## Contact

Contact **Anna Allen** about this property.

**Tel:** +33 6 12 79 07 63

**Email:** [anna@alpine-property.com](mailto:anna@alpine-property.com)

# Key Features

<b>Price</b>	190 000 Euros
<b>Status</b>	SOLD
<b>Last updated</b>	08/05/2020
<b>Area</b>	Alpes du Léman
<b>Location</b>	Vallée Du Brevon
<b>Village</b>	Bellevaux
<b>Bedrooms</b>	6
<b>Bathrooms</b>	3
<b>Floor area</b>	170 m²
<b>Land area</b>	1270 m²
<b>Detached</b>	Yes
<b>Chimney</b>	Wood burning stove
<b>Ski access</b>	Ski bus
<b>Nearest skiing</b>	4 km
<b>Nearest shops</b>	3.5 km
<b>Garden</b>	Yes
<b>Garage</b>	Covered parking
<b>Drainage</b>	Septic tank
<b>Energy efficiency rating</b>	E (327)
<b>CO2 emissions</b>	A (5)
<b>Agency fees</b>	Paid by the seller

## Property Description

A substantial renovation has been started on this chalet, for health reasons it has not been completed. The final result will be an independent (let-able) apartment on the ground floor, this can be connected to the main chalet which will have two levels and 4 bedrooms.

Orientated south west, this is a very sunny chalet with beautiful mountain views. The ground floor apartment is habitable, it has a small entrance hall which leads to a large cellar/utility room with a staircase to the next floor. It has a kitchen/diner (with French windows onto the terrace), two bedrooms, a dressing area with shower and separate WC.

The middle floor has an independent access. The configuration is for two bedrooms, a bathroom and separate WC with an open plan kitchen/living area (+/- 60m2, full height to expose the roof beams). The plan is to add two more bedrooms and a bathroom on a mezzanine above.

There is approximately 1270m2 of land on 2 unattached plots. There would be the possibility of buying additional land which would connect it all. There is a small barn which provides a covered parking area.

The existing work has been carried out to a high standard with ventilation in place throughout the building, an integrated vacuum system, a wood pellet boiler and solar panels that sell generated electricity back to the EDF. The ground floor has been excavated, and replaced with a membrane and insulation.

A quote exists for 102,000€ to complete the work. This includes a new roof, new windows throughout, creating the mezzanine and bedrooms and replacing the façade of the building. The property has a septic tank, but the commune is in the process of connecting the area to mains drains.

In the village of Bellevaux you will find a bar/restaurant, post office, butcher, small superette and boulangerie. There are local schools including a good secondary college.

For skiing the Roc d'Enfer circuit is a 5 mins drive as is Hirmentaz, Bellevaux each with 55km of pistes. Larger ski areas such as Les Portes du Soleil and Le Grand Massif (Flaine) are around 55mins drive. Geneva airport is also

about 55mins drive.





























