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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 Noeuds

Vailly, Vallée Du Brevon, Alpes du Léman

115 000 Euros



Contact

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Key Features

Price	115 000 €uros
Status	SOLD
Last updated	19/01/2021
Area	Alpes du Léman
Location	Vallée Du Brevon
Village	Vailly
Bedrooms	1
Floor area	95 m ²
Land area	86000 m ²
Detached	Yes
Chimney	Wood burning stove
Garden	Yes
Agency fees	Paid by the seller

Property Description

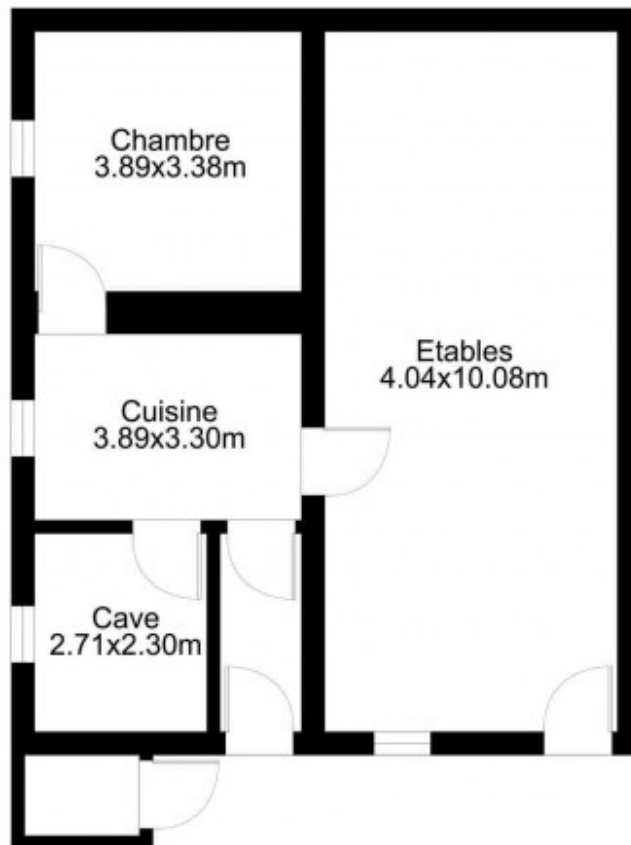
Situated at 1200m altitude facing out South East, this secluded chalet has the most spectacular views of Mont Billiat and the Brevon valley. The land surrounding the property (+/-16,000m²) is mainly pasture, the other plots are predominantly forest and equate to +/- 70,000m². There is considerable value in the mature wood.

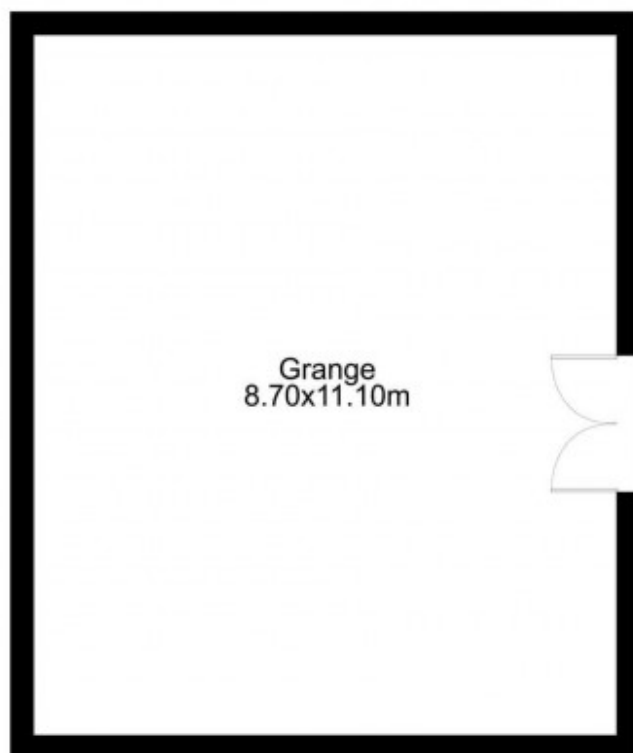
The chalet has the standard 2 entrance doors, one for the humans, one for the cattle. On the ground floor there is corridor, kitchen, one bedroom, another room used for storage and the stables. The hay barn still has plenty of hay and a floor space of 95m². The roof has been partially repaired, for a renovation you would need to consider installing a septic tank and solar panels. There is a water source that currently arrives 100m away feeding into an enormous solid granite font. The four massive Linden trees in front of the chalet need to come down to benefit from more light and the amazing view.

Although it has not been used for many years, it looks like the people have just left the chalet to go and collect the cattle.

The property is located 3km from the village of Vailly which has a couple of bar/restaurants, shops and a school. Access by 4x4 in summer, half tarmac and half track (quite steep towards the end), a new forest track will shortly be created by the forestry commission. In winter you would need to snow shoe or skidoo approximately 2km.

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





ÉTAGE











