



# 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

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## L'Alpaga

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

**300 000 €uros**



## Contact

Contact **Anna Allen** about this property.

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# Key Features

<b>Price</b>	300 000 Euros
<b>Status</b>	FOR SALE
<b>Last updated</b>	17/11/2021
<b>Area</b>	Alpes du Léman
<b>Location</b>	Vallée Du Brevon
<b>Village</b>	Bellevaux
<b>Floor area</b>	160 m²
<b>Land area</b>	2770 m²
<b>Detached</b>	Yes
<b>Ski access</b>	Ski bus
<b>Nearest skiing</b>	1.3 km
<b>Nearest shops</b>	5.5 km
<b>Garden</b>	Yes
<b>Energy efficiency rating</b>	TBC
<b>CO2 emissions</b>	TBC
<b>Agency fees</b>	Paid by the seller

## Property Description

Situated next to Lac de Vallon with views across the lake to le Roc d'Enfer, the location of this property is outstanding. There are two buildings, a small chalet of 25m2 and the larger wooden structure which has two floors of approximately 70m2 each. These are on a plot of 2240m2, about half of which is constructible, then there is a parking area across the road of 525m2.

The current situation is that it is run (summertime only) as a souvenir shop and bar. The bar licence is available for purchase. This is a very popular tourist destination, there is scope to expand, perhaps create a restaurant. Certainly (with improvements) this could become a 'year round' business.

The property's two floors are mainly given over to the souvenir shop, with a small service area at the back for the bar. Seating is outdoors on the terrace only. The mains drains are now in the road in front of the building, so will be easy to connect to in the future.

The property is in the commune of Bellevaux, the village itself is 5km away with all the commerce you need, including a market on Mondays and schools for all ages.

Lac du Vallon was formed by a land slide in the mid 1940s. It is a protected lake so is very popular for fishing and walking. The potential for summer business here is extremely good. In winter the nearest skiing is the Roc d'Enfer circuit (55km of skiing), just a 3 min drive, or Hirmentaz (also 55km of skiing) 5 mins drive. Otherwise you can hop on the free bus in peak season which stops just outside the property. Geneva airport is an hours' drive as are other, larger ski areas (Le Grand Massif, Les Portes du Soleil, Le Grand Bornand).





































