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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 Monterrebout

Lullin, Vallée Du Brevon, Alpes du Léman

695 000 €uros



Contact

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Key Features

Price	695 000 Euros
Status	SOLD
Last updated	27/04/2022
Area	Alpes du Léman
Location	Vallée Du Brevon
Village	Lullin
Bedrooms	6
Bathrooms	3
Floor area	286 m²
Land area	1535 m²
Detached	Yes
Heating	Combined system
Chimney	Wood burning stove
Nearest skiing	5 km
Nearest shops	3 km
Garden	Yes
Drainage	Septic tank
Energy efficiency rating	D (225)
CO2 emissions	A (3)
Agency fees	Paid by the seller

Property Description

Nestled in a small hamlet on a quiet road, this renovated farmhouse has a beautiful aspect with views of Mont Billiat and the surrounding pastureland and forest.

The ground floor has a sitting room, large kitchen diner with range cooker, an office/bedroom, shower room and separate WC. Also, there is a technical storage area, the boiler room and the silo for the wood pellets (5 tons).

The middle floor has tall sliding doors which are used as the main entrance, this leads into the foyer/dining room with stairs up to the large mezzanine living area. There is a master bedroom 'en suite', 4 other bedrooms (one with direct access to the garden), a bathroom, separate WC and laundry room.

It would be easy to divide this substantial house into two individual apartments.

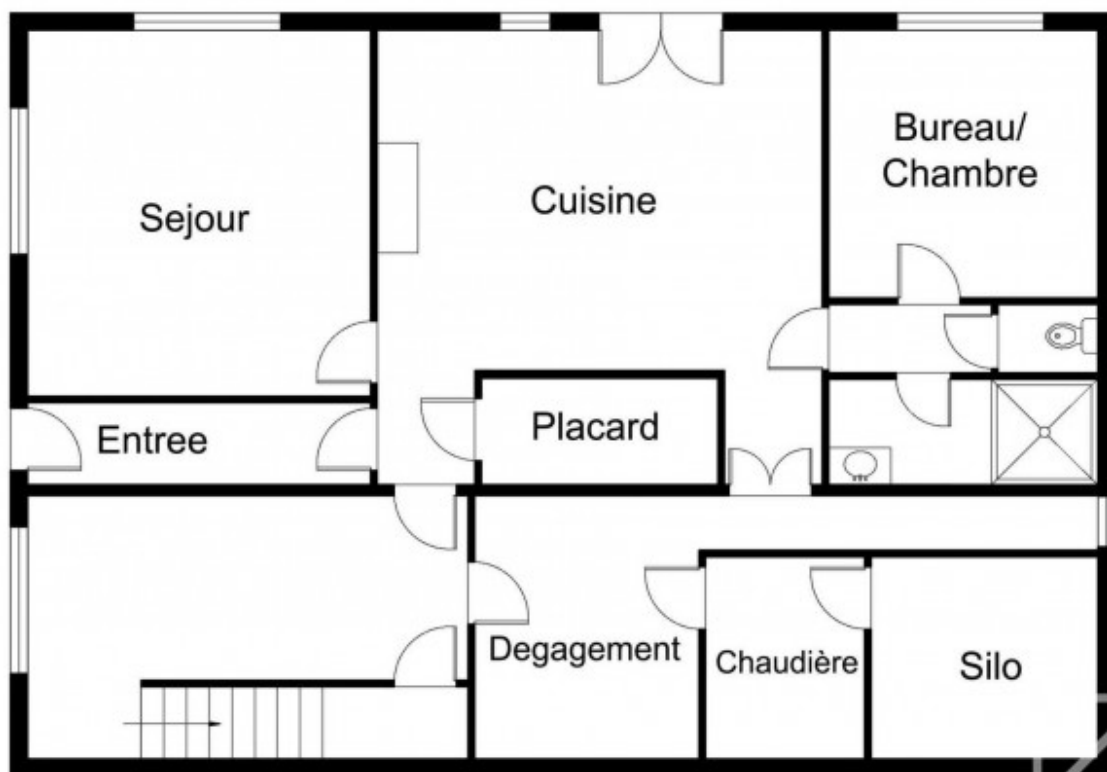
The property has a minimal carbon footprint, with a wood pellet boiler and a wood burner in each of the living and dining areas, also solar panels to heat the hot water.

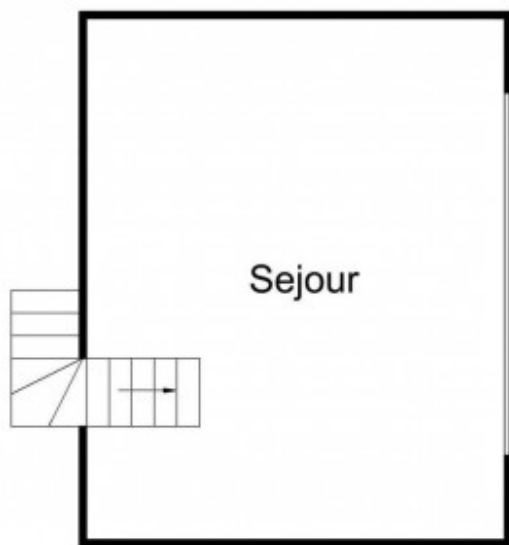
The sales price reflects that a new septic tank is required and some minor finishing work.

The garden of 1500m2 is relatively flat for a mountain property and distributed around the house.

A nearby working farm produces it's own cheese which is sold in the bustling village of Lullin.

Lullin village 3 mins away has a mini-supermarket, baker, bar, butcher, chemist - in fact all the commerce you need. The surrounding countryside is agricultural and forest, there are plenty of Savoyard traditions maintained here. The nearest skiing is at Hirmentaz/Les Haberes at 5mins drive, the Roc d'Enfer circuit 15mins, Ardent (Les Portes du soleil) 30mins. Geneva airport is around 45mins away and the large town of Thonons les Bains and Lake Geneva is only 20mins drive. There are plenty of schools nearby, including a secondary college.





Mezzanine

