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# La Ferme de la Cheterie

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

**355 000 €uros**



## Contact

Contact **Anna Allen** about this property.

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# Key Features

<b>Price</b>	355 000 Euros
<b>Status</b>	SOLD
<b>Last updated</b>	20/12/2023
<b>Area</b>	Alpes du Léman
<b>Location</b>	Vallée Du Brevon
<b>Village</b>	Bellevaux
<b>Bedrooms</b>	2
<b>Bathrooms</b>	2
<b>Floor area</b>	114 m <sup>2</sup>
<b>Land area</b>	916 m <sup>2</sup>
<b>Detached</b>	Yes
<b>Heating</b>	Combined system
<b>Ski access</b>	Ski bus
<b>Nearest skiing</b>	4.5 km
<b>Nearest shops</b>	4 km
<b>Garden</b>	Yes
<b>Agency fees</b>	Paid by the seller

## Property Description

Located on a quiet back road in a sunny area over-looking the Brevon valley, this gem of a farmhouse is just waiting to be developed.

The property has already had some improvements with a substantial concrete floor in place and double-glazed windows. The existing layout on the ground floor is a long corridor with a bedroom, bathroom, kitchen/diner, a cellar and the old stables. On the first floor a long corridor with bedroom, bathroom, kitchen/diner and the barn with a mezzanine area above the apartment. In all the 'habitable' space is 114m<sup>2</sup> with around 175m<sup>2</sup> more to be developed.

The land surrounds the property, there is a flat area in the front with right of access across a neighbour's land the rest slopes fairly steeply. A septic tank will need to be installed.

In the village of Bellevaux (5mins drive) you will find many useful commerces, a bar/restaurant, post office, butcher, small superette (with petrol pump) and a Boulangerie. There are local schools including a good secondary college. Thonon-lesBains with all its big commercial areas and the shores of Lac Lemman is only 25mins away.

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 La Grande Massif (Flaine) are between 40 and 55mins drive. Geneva airport is also about 55mins drive.

































