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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 du Champ du Noyer

Bellevaux, Vallée Du Brevon, Alpes du Léman

197 000 €uros



Contact

Contact **Anna Allen** about this property.

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Key Features

Price	197 000 €uros
Status	SOLD
Last updated	18/09/2023
Area	Alpes du Léman
Location	Vallée Du Brevon
Village	Bellevaux
Floor area	335 m ²
Land area	800 m ²
Heating	Combined system
Chimney	Wood burning stove
Ski access	Ski bus
Nearest skiing	8 km
Nearest shops	400 m
Garden	Yes
Garage	Single
Agency fees	Paid by the seller

Property Description

This property is situated at the quiet edge of the village of Bellevaux on a cul de sac. It is a conventional Savoyard construction of the time where the family lived on the sunny side of the building, the livestock at the back with their own entrance and a large hayloft above.

Planning permission exists for two apartments. The smaller apartment has 3 bedrooms with a garage/workshop below. The larger apartment is on 3 levels, has a 4 bedrooms and a gym and an expansive terrace with views across to the cascade des Nants.

There is 800m² of land, mostly surrounding the property. Temporary electricity is installed, the water is currently switched off. The mains drains are next to the property and need to be connected, the charges for this have already been paid to the local council, with just the cost of connection remaining.

In the village 400m away you will find a bar/restaurant, post office, butcher, small superette and the bus stop for the ski bus. There are local schools including a good secondary college. Taking a trail that starts nearby you can descend towards the Brevon river and can access many walking paths and the Via Ferrata on the cascade (waterfall) itself.

The nearest skiing is Hirmentaz or Espace Roc d'Enfer only a 5min drive, Ardent and Les Portes du Soleil 40mins away. Geneva centre is one hour's drive and Thonon-les-Bains 25mins.

























