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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 Granges Canivet

Vailly, Vallée Du Brevon, Alpes du Léman

185 000 €uros



Contact

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Key Features

Price	185 000 Euros
Status	SOLD
Last updated	12/02/2024
Area	Alpes du Léman
Location	Vallée Du Brevon
Village	Vailly
Bedrooms	3
Bathrooms	2
Detached	Yes
Heating	Combined system
Chimney	Wood burning stove
Nearest skiing	13 km
Nearest shops	6 km
Garden	Yes
Garage	None
Drainage	Septic tank
Energy efficiency rating	TBC
CO2 emissions	TBC
Agency fees	Paid by the seller

Property Description

This delightful chalet is in a hamlet of 6 buildings at 980m altitude. Facing south east, it has plenty of sunlight and uninterrupted views of the mountains.

Deceptively spacious inside, the front door opens from the terrace into a large room (20m²) with a log burner. Currently used as a bedroom, it has been a kitchen dinner. Some steps lead to a small corridor with storage, a spacious shower room and stairs to the next level. The first floor has two bedrooms, a Yoga space and another smaller shower room. It has a living area, also mezzanine with a velux window. The living area has a huge fireplace, is open to the rafters with a kitchenette and has access to the rear of the chalet.

The plot of land slopes away in front of the property. There is electricity, telephone and a septic tank. The water has to be pumped up from a local source 25m away.

Most of the furniture will be left with the property. Obviously a holiday (rather than a permanent) home, it is nonetheless ready to move into.

The property is located 2.5km from the village of Vailly (which has a couple of bar/restaurants, shops and a school) the road is mainly tarmac, with the last 900m a gravel track. Many of the neighbours leave a small 4x4 parked ready to drive the last 200m as it is quite steep.

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), but many larger resorts would be accessed under the hour, such as Les Portes du Soleil in 30mins.













