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Alpine Property SAS au capital de $3450 €$ - RCS Thonon les Bains 508578556 - siège: 153 chemin du Chargeau, 74110 Morzine, France Titulaire de la Carte Professionnelle n ${ }^{\circ}$ CPI 74012016000017391 délivrée par la CCI de la Haute Savoie

Tel: +44 (0)208 1232384
Email: info@alpine-property.com
Web: www.alpine-property.com

## Chalet des Granges Canivet

Vailly, Vallée Du Brevon, Alpes du Léman

185000 €uros


## Contact

Contact Anna Allen about this property.
Tel: +33612790763
Email: anna@alpine-property.com

## Key Features

| Price | 185000 €uros |
| :--- | :--- |
| 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 980 m 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 25 m 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 2.5 km from the village of Vailly (which has a couple of bar/restaurants, shops and a school) the road is mainly tarmac, with the last 900 m a gravel track. Many of the neighbours leave a small $4 \times 4$ parked ready to drive the last 200 m as it is quite steep.

From the village of Vailly, it is 20 mins drive to Thonon-les-Bains and the shores of Lac Leman. The nearby village of Lullin ( 2 km ) has a chemist, doctor and more shops. The nearest skiing is at Hirmentaz ( 6 mins drive from Vailly), but many larger resorts would be accessed under the hour, such as Les Portes du Soleil in 30 mins .








