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# Maison de la Bougerie

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

**130 000 €uros**



## Contact

Contact **Anna Allen** about this property.

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# Key Features

<b>Price</b>	130 000 €uros
<b>Status</b>	UNDER CONTRACT
<b>Last updated</b>	01/11/2024
<b>Area</b>	Alpes du Léman
<b>Location</b>	Vallée Du Brevon
<b>Village</b>	Lullin
<b>Bedrooms</b>	1
<b>Bathrooms</b>	1
<b>Floor area</b>	100 m <sup>2</sup>
<b>Land area</b>	350 m <sup>2</sup>
<b>Detached</b>	Yes
<b>Heating</b>	None
<b>Chimney</b>	Open fire
<b>Nearest skiing</b>	2 km
<b>Nearest shops</b>	2.5 km
<b>Garden</b>	Yes
<b>Garage</b>	None
<b>Drainage</b>	None
<b>Agency fees</b>	Paid by the seller

## Property Description

Situated at about 1000m altitude in a small hamlet, orientated south east with views of Mont Billiat, this is a great renovation/building project.

The ground floor features the original stables, kitchen, cellar and a living room with an old bathroom behind it. The next floor is an open hayloft, however there is a solid wooden structure (a mazot) built inside with two levels.

The floor on one side has collapsed, otherwise the structure is sound. The footprint of the building is 100m<sup>2</sup> and the height would easily allow for the creation of 3 floor levels.

The land is on either side of the property with the main road at its back and the small road servicing the hamlet in front. There is a water source on the land which runs constantly.

The land is constructable (UH), so the project could either be renovation, or starting a new build. The Mazot is included in the purchase, it could contribute some Savoyard authenticity to a renovation, however it can be deducted from the purchase if a potential buyer is not interested.

At 300m from the property there is a bar restaurant, also the start point for many mountain trails. The village of Lullin (2.5km) has everything you need (superette, butcher, chemist, schools etc.). Thonon-les Bains with all its large commerce and the shores of Lac Lemman is only 15km away.

Just 200m away there is the small ski area of 'le col' (one drag lift). Otherwise the nearest skiing would be Hirmentaz 7km away, with other major resorts (Porte du soliel, Flaine etc) between 30 and 40 mins drive. Geneva airport would take just over an hour to drive to.





























