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# Chalet Alpina

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

**850 000 €uros**



## Contact

Contact **Anna Allen** about this property.

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# Key Features

<b>Price</b>	850 000 Euros
<b>Status</b>	FOR SALE
<b>Last updated</b>	10/02/2025
<b>Area</b>	Alpes du Léman
<b>Location</b>	Vallée Du Brevon
<b>Village</b>	Bellevaux
<b>Bedrooms</b>	5
<b>Bathrooms</b>	3
<b>Floor area</b>	138 m <sup>2</sup>
<b>Land area</b>	3800 m <sup>2</sup>
<b>Detached</b>	Yes
<b>Heating</b>	Combined system
<b>Chimney</b>	Wood burning stove
<b>Garden</b>	Yes
<b>Garage</b>	Single
<b>Drainage</b>	Septic tank
<b>Energy efficiency rating</b>	D (152)
<b>CO2 emissions</b>	A (1)
<b>Agency fees</b>	Paid by the seller

## Property Description

This chalet was built in 1946 and designed by Maurice Novarina, a renowned French architect. It is situated on sloping land offering fabulous south-facing views down the valley du Risse and towards le Roc d'Enfer. The property has been recently renovated to a high standard whilst keeping the integrity of the original Architect's design.

The ground floor has an entrance hall opening to the living/dining room with both a fire place and a log burner. There are French windows opening onto a wonderful veranda, perfect for dining and capitalising on the beautiful views. The living area has 4 picture windows. Also on this floor there is a study, WC and a kitchen with internal stairs down to the pantry and cellar.

The first floor consists of 5 bedrooms (the 3 largest with French windows onto to a balcony) and two modern bathrooms. Above this floor there are two newly created loft rooms accessed via a loft ladder.

On the lowest level, the cellar also has external access and has windows for natural light. There is a laundry area and large pantry. The pellet boiler (installed in 2019) and wood is stored here.

There is an original single garage which is built into the slope below the chalet with steps joining the two. There is approximately 3800m<sup>2</sup> of land around the chalet, some of it wooded. The roof has been recovered and the guttering replaced +/- 20 years ago. The more recent renovation includes double-glazing, insulation, new electrics, new septic tank, water tank of 3000L and the installation of solar panels. Also clearing the land to expose the views, extending the parking area and adding a car port.

This property could be completely autonomous with the addition of a battery for the solar panels. The land around it is non-constructible, so peace and quiet will reign. There are plans for a possible expansion, the Architect's drawings are included in the sale.

This chalet combines a wonderful sense of seclusion with proximity to ski resorts (i.e. Hirmentaz 3mins drive, Portes du Soleil & Grand Massif each 45mins drive). The local villages of Bellevaux and Lullin have all the commerces you need, Thonon-les-Bains and the lakeside is 25mins drive and Geneva airport only 55mins.















