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# Terrain et Mazot du Merle

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

**82 000 €uros**



## Contact

Contact **Anna Allen** about this property.

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# Key Features

<b>Price</b>	82 000 Euros
<b>Status</b>	FOR SALE
<b>Last updated</b>	15/03/2025
<b>Area</b>	Alpes du Léman
<b>Location</b>	Vallée Du Brevon
<b>Village</b>	Bellevaux
<b>Land area</b>	821 m <sup>2</sup>
<b>Detached</b>	Yes
<b>Heating</b>	None
<b>Chimney</b>	None
<b>Ski access</b>	Ski bus
<b>Nearest skiing</b>	4 km
<b>Nearest shops</b>	4 km
<b>Garden</b>	Yes
<b>Garage</b>	Covered parking
<b>Agency fees</b>	Paid by the seller

## Property Description

The area of this plot is 821m<sup>2</sup>, however only 275m<sup>2</sup> is actually constructible. This would be sufficient to build a small chalet. The existing two story mazot could be incorporated in the overall plan.

The land is situated in a sunny hamlet with imposing views of Les Rochers de la Mottaz and Rocher d'Ombles. The land is not connected to services, but these are close by, including mains drains. Behind this plot, the land becomes agricultural, so there will be no more building. The road next to the property turns into a track, so there is no passing traffic apart from an occasional hiker.

In the village of Bellevaux 5mins drive away, you will find a bar/restaurant, post office, butcher, small superette (with a petrol pump) and boulangerie. There are local schools including a good secondary college.

For skiing, the Roc d'Enfer circuit is a 5 mins drive as is Hirmentaz, each with 55kms of pistes (ski bus available peak season). Larger ski areas such as Les Portes du Soleil and Le Grand Massif (Flaine) are around 55mins drive. Geneva airport is also about 55mins drive. For major commerce, Thonon-les-Bains is only 25mins away.























