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# Chalet Susie

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

**445 000 €uros**



## Contact

Contact **Anna Allen** about this property.

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# Key Features

<b>Price</b>	445 000 Euros
<b>Status</b>	FOR SALE
<b>Last updated</b>	04/12/2025
<b>Area</b>	Alpes du Léman
<b>Location</b>	Vallée Du Brevon
<b>Village</b>	Lullin
<b>Bedrooms</b>	3
<b>Bathrooms</b>	2
<b>Floor area</b>	130 m²
<b>Detached</b>	No
<b>Heating</b>	Gas
<b>Chimney</b>	None
<b>Nearest skiing</b>	6 km
<b>Nearest shops</b>	20 m
<b>Garden</b>	Yes
<b>Garage</b>	None
<b>Drainage</b>	Mains drains
<b>Energy efficiency rating</b>	E (208)
<b>CO2 emissions</b>	E (54)
<b>Agency fees</b>	Paid by the seller

## Property Description

### Charming Semi-Detached Village House in the Heart of Lullin

Ideally located in the vibrant village of Lullin, this appealing property faces south-east, enjoying sunshine throughout the day and delightful views of Mont Billiat across a quiet lane.

#### Ground Floor

The front door opens, via a small entrance area, into a bright open-plan kitchen and dining space, where French windows lead directly onto the south-facing garden—perfect for alfresco meals and morning coffee. A large archway opens into the sitting room and there is also a shower/laundry room with WC on this level for convenience.

#### First Floor

Upstairs, you'll find three comfortable bedrooms, including a main bedroom with a small ensuite WC and washbasin. Two of the bedrooms open onto a balcony offering lovely views over the village and surrounding mountains. A spacious family bathroom with shower completes this floor.

#### Second Floor

A steep staircase leads to the top level, which offers two additional bedrooms and further space with excellent potential—ideal for conversion into a guest suite, games room, or small apartment.

#### Outbuilding

Opposite the house stands a traditional two-storey Mazot, typical of the region. While not suitable for habitation, it offers excellent options for workshop, storage, or studio space.

#### Renovation & Potential

The property has been recently renovated, including new electrics, a gas heating system installed, insulated external walls and finally a new roof in 2021. There is still plenty of scope for further development and personalisation.

#### Village & Surroundings

Lullin is a welcoming and authentic Savoyard village, surrounded by lush farmland and forests. The village provides all essential amenities within walking distance — a mini-supermarket, bakery, butcher, bar, chemist, and health centre. Local schools, including a secondary college, are also nearby.

### Location & Access

- Skiing: Hirmentaz / Les Habères – 5 minutes; Roc d’Enfer – 15 minutes; Ardent (Les Portes du Soleil) – 30 minutes
- Thonon-les-Bains & Lake Geneva: 20 minutes
- Geneva Airport: approximately 50 minutes





















