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Maison de la Rochette

Bellevaux, Vallée Du Brevon, Alpes du Léman

455 000 €uros



Contact

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Key Features

Price	455 000 Euros
Status	FOR SALE
Last updated	23/04/2026
Area	Alpes du Léman
Location	Vallée Du Brevon
Village	Bellevaux
Bedrooms	4
Bathrooms	3
Floor area	194 m ²
Land area	2269 m ²
Detached	Yes
Heating	Combined system
Ski access	Ski bus
Nearest skiing	4 km
Nearest shops	250 m
Garden	Yes
Garage	Double
Drainage	Mains drains
Energy efficiency rating	G (642)
CO2 emissions	E (75)
Agency fees	Paid by the seller

Property Description

This solid wood and stone house sits on the edge of the lively village of Bellevaux, offering the perfect blend of tranquility and convenience. Facing south-east, it enjoys abundant sunshine and panoramic views across the Brevon valley towards Mont Niffion, Tré le Saix, and the Cascade des Nants.

Ground Floor

The main entrance opens into a hallway leading to a spacious kitchen, living room, office, bathroom, and three bedrooms. Two sets of French windows open onto a generous terrace, ideal for outdoor dining and relaxation while enjoying the sweeping mountain views.

Upper Level

A staircase leads to the loft, which is partially insulated and offers excellent potential for conversion—whether into additional bedrooms, a studio, or storage space.

Lower Ground Floor

The lower level features a self-contained apartment with a living room, kitchen, bathroom, and large bedroom. It has its own private entrance, making it ideal for guests, extended family, or rental opportunities.

Outbuildings & Land

The property also includes plots of agricultural land (non-adjacent to the main house), along with a large outbuilding, a two-level garage and workshop. Please note, this structure cannot be converted into living space due to its proximity to a nearby stream.

Village & Lifestyle

Everything you need is within walking distance: a bakery, two bar/restaurants, post office, butcher, mini supermarket (with petrol pump), and the ski bus stop. The village also offers excellent local schools, including a reputable secondary college. Outdoor enthusiasts will love the nearby Brevon River, numerous hiking trails, and the Via Ferrata climbing route alongside the waterfall.

Location & Access

- Skiing: Hirmentaz and Espace Roc d'Enfer - just 5 minutes away
- Les Portes du Soleil (Ardent access): 35 minutes
- Thonon-les-Bains & Lake Geneva (Lac Léman): 25 minutes
- Geneva city centre: approximately 1 hour













