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# Résidence et Bar Zambarbouk

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

**1 500 000 €uros**



## Contact

Contact **Anna Allen** about this property.

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# Key Features

<b>Price</b>	1 500 000 €uros
<b>Status</b>	FOR SALE
<b>Last updated</b>	24/02/2026
<b>Area</b>	Alpes du Léman
<b>Location</b>	Vallée Du Brevon
<b>Village</b>	Bellevaux
<b>Bedrooms</b>	12
<b>Bathrooms</b>	8
<b>Floor area</b>	901 m <sup>2</sup>
<b>Land area</b>	2000 m <sup>2</sup>
<b>Detached</b>	Yes
<b>Heating</b>	Combined system
<b>Chimney</b>	Wood burning stove
<b>Ski access</b>	On piste
<b>Nearest skiing</b>	10 m
<b>Nearest shops</b>	40 m
<b>Garden</b>	Yes
<b>Garage</b>	None
<b>Drainage</b>	Septic tank
<b>Energy efficiency rating</b>	C (284)
<b>CO2 emissions</b>	C (60)
<b>Agency fees</b>	Paid by the seller

## Property Description

Ideally positioned directly at the foot of the ski slopes, this impressive former hotel complex offers approximately 900 sq m of space in a setting that immediately commands attention. A vast, sun-drenched terrace opens onto sweeping views of the valley and surrounding mountains, providing a privileged outlook in every season.

Set on around 2,000 sq m of land, the property's generous volumes lend themselves to a wide range of possibilities—hospitality, residential development, or a bespoke lifestyle project. Full of character, the building retains several highly attractive features, including a pub with direct access from the slopes, a striking 100 sq m reception room with a long wooden bar, and a convivial outdoor terrace perfectly suited to après-ski gatherings or summer evenings.

Partially converted for year-round use, the property currently comprises six apartments, generating a reliable annual rental income of €53,000 (excluding charges). While set in a ski-focused location, this income is largely driven by year-round rentals, with strong demand from people working locally—offering stability beyond the winter season.

The property enjoys immediate access to the Hirmentaz / Les Habères ski area, offering 54 km of pistes between 1,110 m and 1,650 m, and is renowned as a popular family destination. The Roc d'Enfer circuit (55 km of skiing from 1,110 m to 1,950 m) is just 10 minutes away, with a free ski bus operating during peak season. Larger, internationally renowned ski domains—including Chamonix, Les Portes du Soleil and Flaine—are reachable within 40 minutes to one hour, while Geneva International Airport is only 55 minutes away.

A rare opportunity combining scale, location, income, and long-term potential in the heart of the Alps.

[We have a video showcase on Youtube](#)















