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Alpine Property SAS au capital de 3 450 € - RCS Thonon les Bains 508 578 556 - siège: 153 chemin du Chargeau, 74110 Morzine, France - Titulaire de la Carte Professionnelle n° CPI 7401 2016 000 017 391 délivrée par la CCI de la Haute Savoie

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# Maison du Narmont

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

**250 000 €uros**



## Contact

Contact **Anna Allen** about this property.

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# Key Features

<b>Price</b>	250 000 Euros
<b>Status</b>	FOR SALE
<b>Last updated</b>	08/05/2024
<b>Area</b>	Alpes du Léman
<b>Location</b>	Vallée Du Brevon
<b>Village</b>	Bellevaux
<b>Floor area</b>	350 m <sup>2</sup>
<b>Land area</b>	525 m <sup>2</sup>
<b>Detached</b>	Yes
<b>Heating</b>	Combined system
<b>Chimney</b>	Wood burning stove
<b>Ski access</b>	Ski bus
<b>Nearest skiing</b>	5 km
<b>Nearest shops</b>	20 m
<b>Garden</b>	Yes
<b>Drainage</b>	Mains drains
<b>Agency fees</b>	Paid by the seller

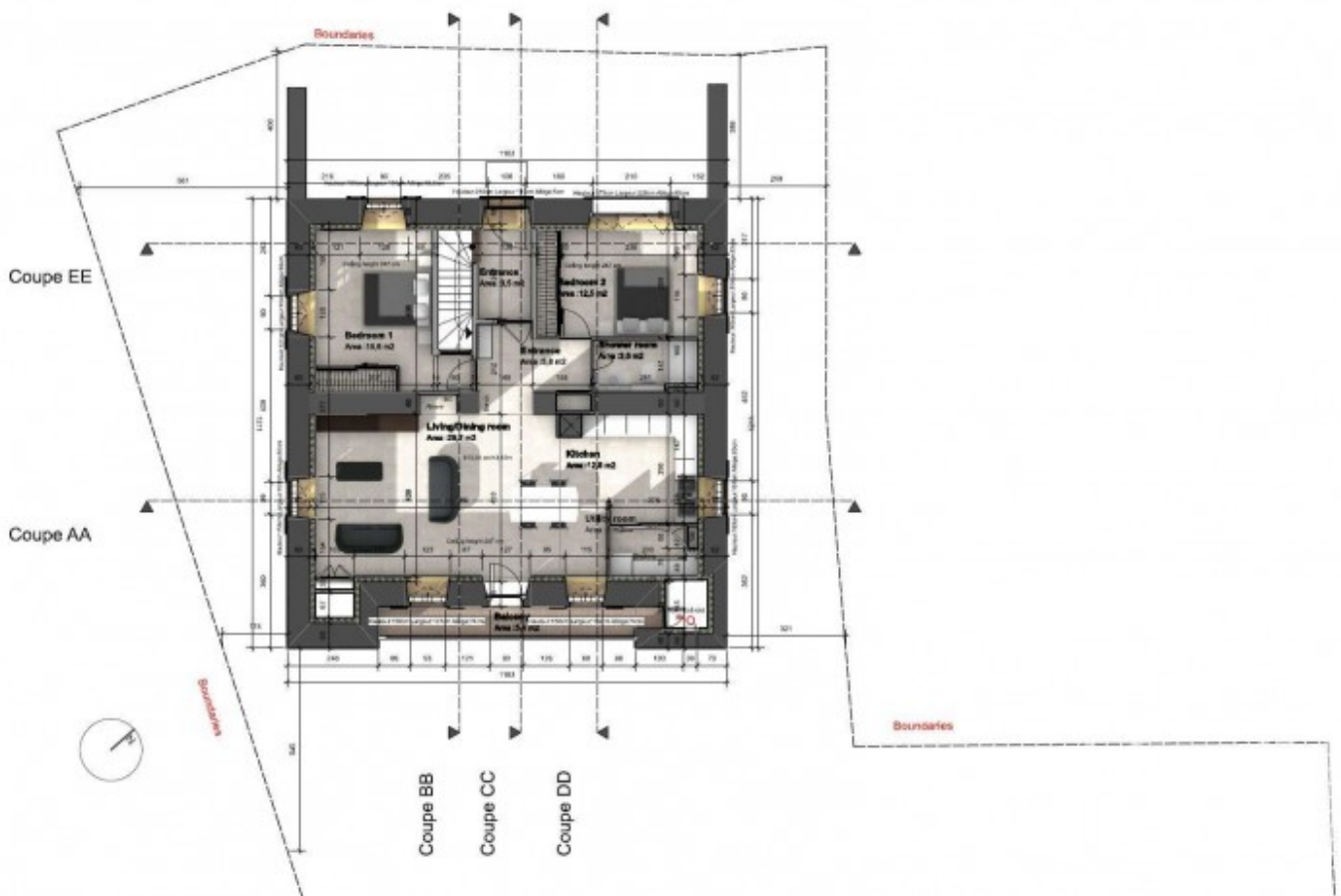
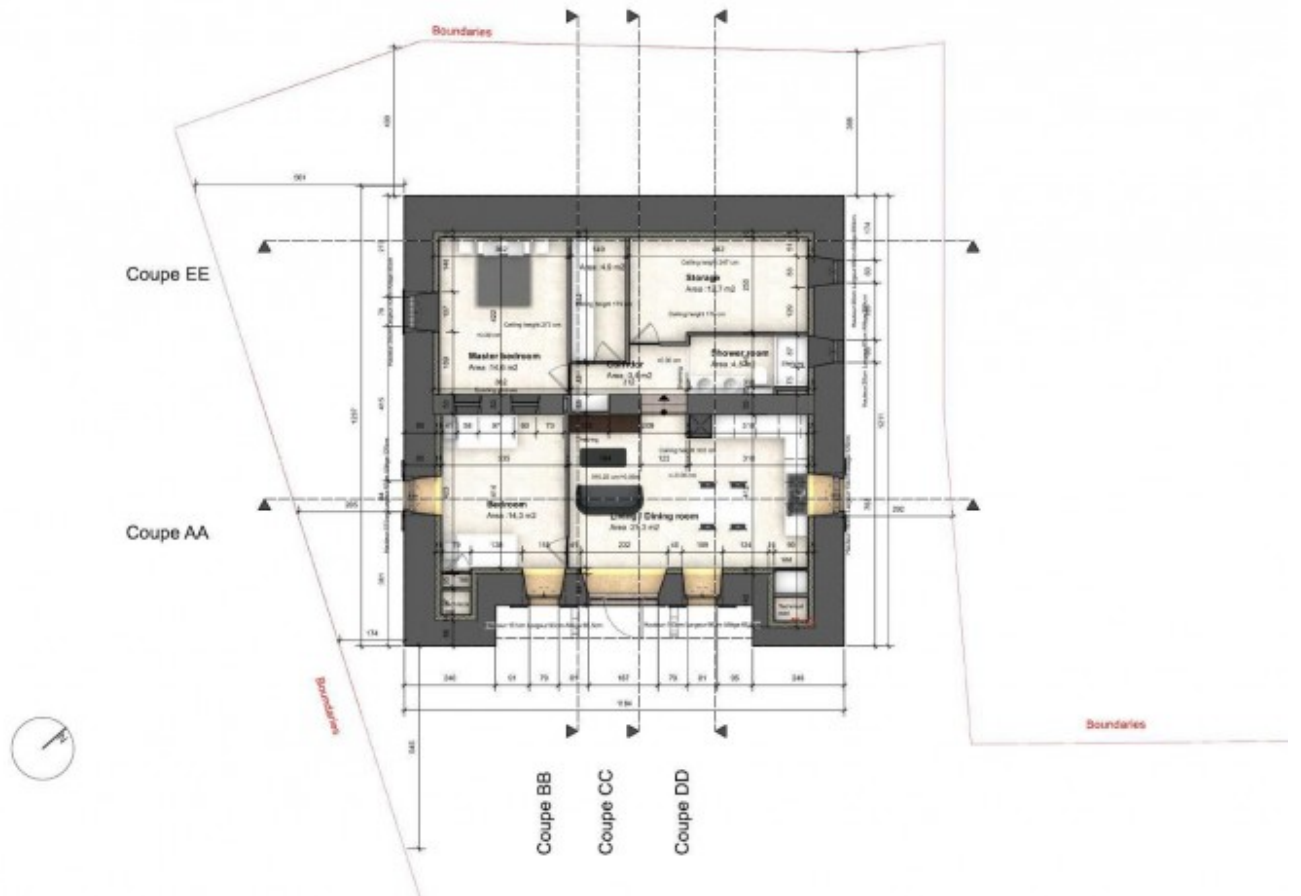
## Property Description

Centrally located in the village of Bellevaux this large house comes with planning permission for four apartments. The lower ground floor will have its own access, with an extra high ceiling, it has about 95m<sup>2</sup>, sufficient for 2 to 3 bedrooms, possibly a mezzanine as well. The other three apartments will have access via the ground floor and a staircase, each will have a balcony. Both ground floor and first floor with +/- 95m<sup>2</sup> and the top apartment about 70m<sup>2</sup> floor space, with +/- 50m<sup>2</sup> over 1.8m high.

The land (525m<sup>2</sup>) surrounds the property, with another plot to one side. This provides ample parking space for the apartments and their visitors.

Everything is within walking distance in the village. You will find a boulangerie, bar/restaurant, post office, butcher, small superette (with a petrol pump) and the bus stop for the ski bus. There are local schools including a good secondary college. Also you can easily access the Brevon river, there are many walking paths and the Via Ferrata on the cascade (waterfall) itself.

The nearest skiing is Hirmentaz or Espace Roc d'Enfer only 5mins drive, Ardent and Les Portes du Soleil is 35mins away. Geneva centre is one hour's drive and Thonon-les-Bains and Lac Lemman only 25mins.







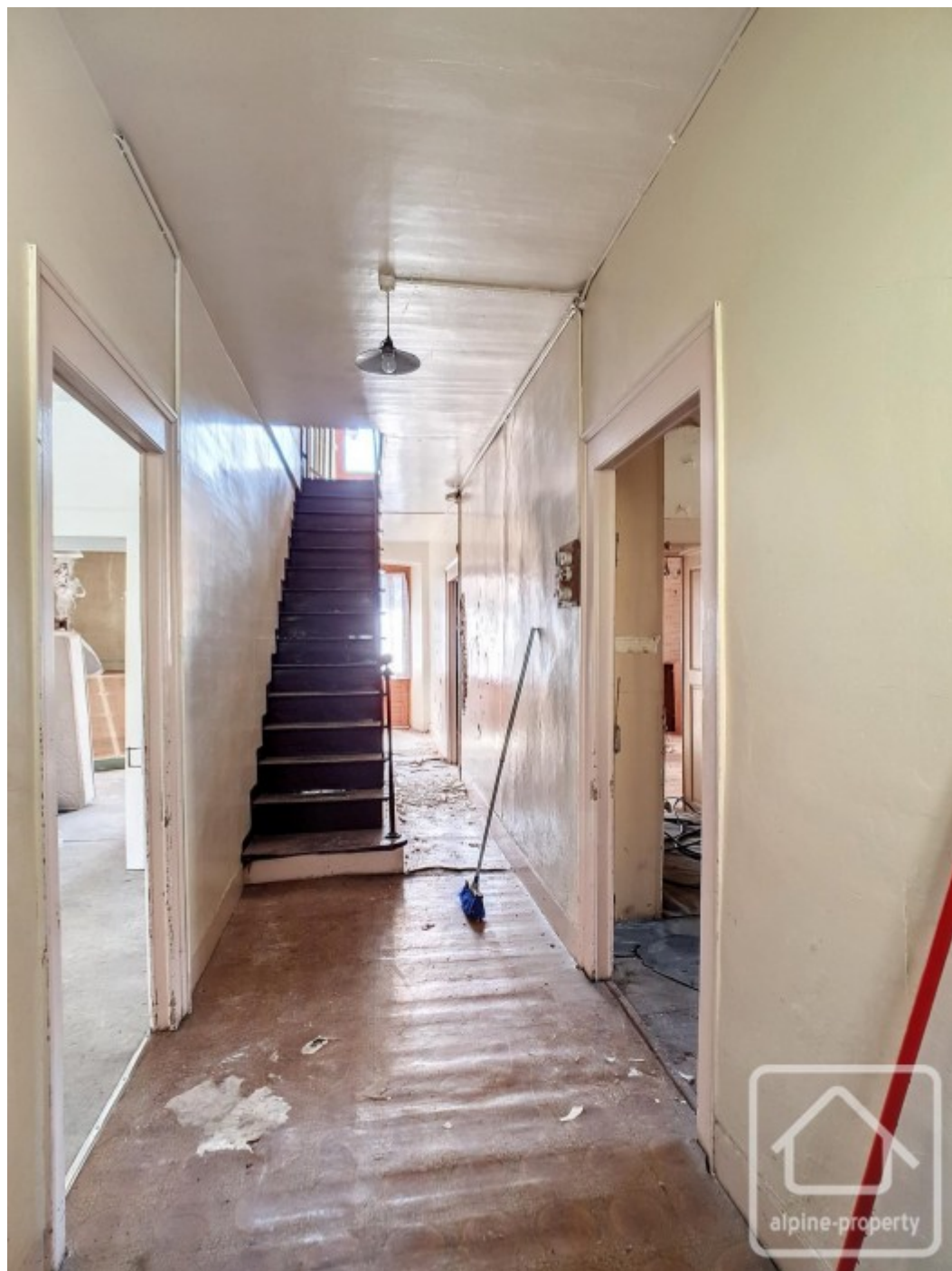




























L'enduit sera posé en léger retrait de la pierre  
Les pierres d'angles et d'encadrement des fenêtres seront conservées  
Les toitures de bois seront en mélèze  
Les menuiseries et les crénellements existants en bois seront remplacés par des menuiseries et crénellements en chêne et proportions identiques à l'existant



Couverture existante façade Nord dans bardage

