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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

Tel: +44 (0)208 123 2384

Email: info@alpine-property.com

Web: www.alpine-property.com

Maison de la Mouilletaz

Vailly, Vallée Du Brevon, Alpes du Léman

385 000 €uros



Contact

Contact **Anna Allen** about this property.

Tel: +33 6 12 79 07 63

Email: anna@alpine-property.com

Key Features

Price	385 000 Euros
Status	SOLD
Last updated	04/09/2023
Area	Alpes du Léman
Location	Vallée Du Brevon
Village	Vailly
Bedrooms	2
Bathrooms	2
Floor area	90 m²
Land area	800 m²
Heating	Combined system
Nearest skiing	10 km
Nearest shops	3.5 km
Garden	Yes
Drainage	Septic tank
Energy efficiency rating	E (262)
CO2 emissions	B (8)
Agency fees	Paid by the seller

Property Description

The original chalet is about 40 years old but has recently been expanded and completely renovated, with a new kitchen, electrics and external insulation.

All on one level the chalet is approximately 75m², it has an open plan kitchen/living/dining room with a separate WC, bedroom and shower/dressing room. The apartment is a studio of +/- 25m² that has a kitchen and bathroom. As such it could provide a rental income.

The land encircles the two buildings with terraces on three sides and jacuzzi with a view, all the surrounding plots are agricultural. The property itself is in a constructible zone, it could be developed further, a car port or veranda added, perhaps another level. Currently on a septic tank, the mains drains are at proximity and future connection will be obligatory.

The Chalet is located in the village of Vailly (which has a couple of bar/restaurants, shops and a school). It is 20mins drive to Thonon-les-Bains and the shores of Lac Lemman, the nearby village of Lullin (3km) has a chemist, doctor and all the shops you need. The nearest skiing is at Hirmentaz 8 mins drive, but many larger resorts would be accessed under the hour, such as Les Portes du Soleil 30mins.













