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# Chalet des Granges Canivet

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

**185 000 €uros**



## Contact

Contact **Anna Allen** about this property.

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# Key Features

<b>Price</b>	185 000 Euros
<b>Status</b>	SOLD
<b>Last updated</b>	12/02/2024
<b>Area</b>	Alpes du Léman
<b>Location</b>	Vallée Du Brevon
<b>Village</b>	Vailly
<b>Bedrooms</b>	3
<b>Bathrooms</b>	2
<b>Detached</b>	Yes
<b>Heating</b>	Combined system
<b>Chimney</b>	Wood burning stove
<b>Nearest skiing</b>	13 km
<b>Nearest shops</b>	6 km
<b>Garden</b>	Yes
<b>Garage</b>	None
<b>Drainage</b>	Septic tank
<b>Energy efficiency rating</b>	TBC
<b>CO2 emissions</b>	TBC
<b>Agency fees</b>	Paid by the seller

## Property Description

This delightful chalet is in a hamlet of 6 buildings at 980m altitude. Facing south east, it has plenty of sunlight and uninterrupted views of the mountains.

Deceptively spacious inside, the front door opens from the terrace into a large room (20m2) with a log burner. Currently used as a bedroom, it has been a kitchen dinner. Some steps lead to a small corridor with storage, a spacious shower room and stairs to the next level. The first floor has two bedrooms, a Yoga space and another smaller shower room. It has a living area, also mezzanine with a velux window. The living area has a huge fireplace, is open to the rafters with a kitchenette and has access to the rear of the chalet.

The plot of land slopes away in front of the property. There is electricity, telephone and a septic tank. The water has to be pumped up from a local source 25m away.

Most of the furniture will be left with the property. Obviously a holiday (rather than a permanent) home, it is nonetheless ready to move into.

The property is located 2.5km from the village of Vailly (which has a couple of bar/restaurants, shops and a school) the road is mainly tarmac, with the last 900m a gravel track. Many of the neighbours leave a small 4x4 parked ready to drive the last 200m as it is quite steep.

From the village of Vailly, it is 20mins drive to Thonon-les-Bains and the shores of Lac Leman. The nearby village of Lullin (2km) has a chemist, doctor and more shops. The nearest skiing is at Hirmentaz (6mins drive from Vailly), but many larger resorts would be accessed under the hour, such as Les Portes du Soleil in 30mins.





















