



alpine-property

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

Chalet La Longeray

Bellevaux, Vallée Du Brevon, Alpes du Léman

494 000 €uros



Contact

Contact **Anna Allen** about this property.

Tel: +33 6 12 79 07 63

Email: anna@alpine-property.com

Key Features

Price	494 000 Euros
Status	SOLD
Last updated	10/05/2024
Area	Alpes du Léman
Location	Vallée Du Brevon
Village	Bellevaux
Bedrooms	3
Bathrooms	2
Floor area	100 m²
Land area	3844 m²
Detached	Yes
Heating	Combined system
Chimney	Wood burning stove
Nearest skiing	4.5 km
Nearest shops	4 km
Garden	Yes
Garage	Double
Drainage	Septic tank
Energy efficiency rating	E (297)
CO2 emissions	F (66)
Agency fees	Paid by the seller

Property Description

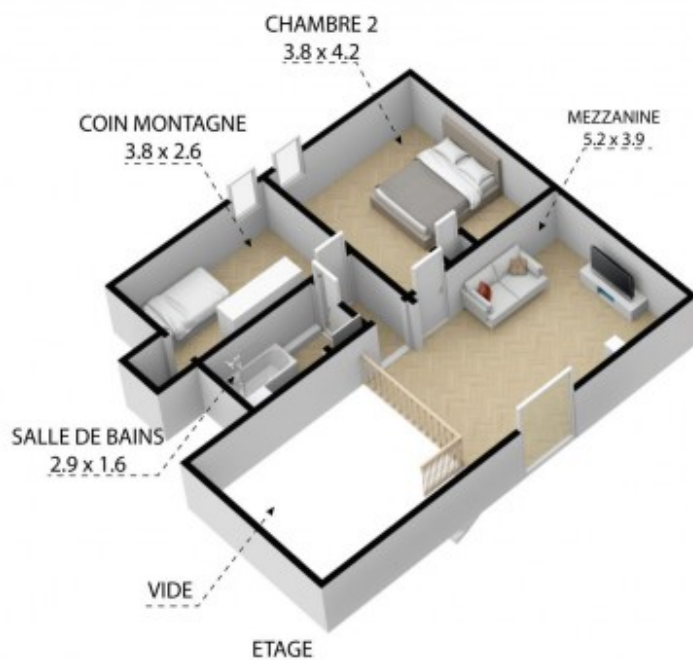
This chalet is South/West facing and situated on a quiet road. It was built in the late 60's of solid wood. It has been recently sanded to 'lighten' the look of the property. Also insulation has been added to the garage ceiling to improve energy efficiency.

The lower ground floor has a double garage, the boiler/laundry room and storage. Above this is the living room with open plan kitchen, the master bedroom with en-suite, separate WC with a large terrace and balcony. The top floor has a second living area, two bedrooms and a bathroom. This level is in the roof, so in fact the amount of living space in the chalet which is 1.8m and over is 85m².

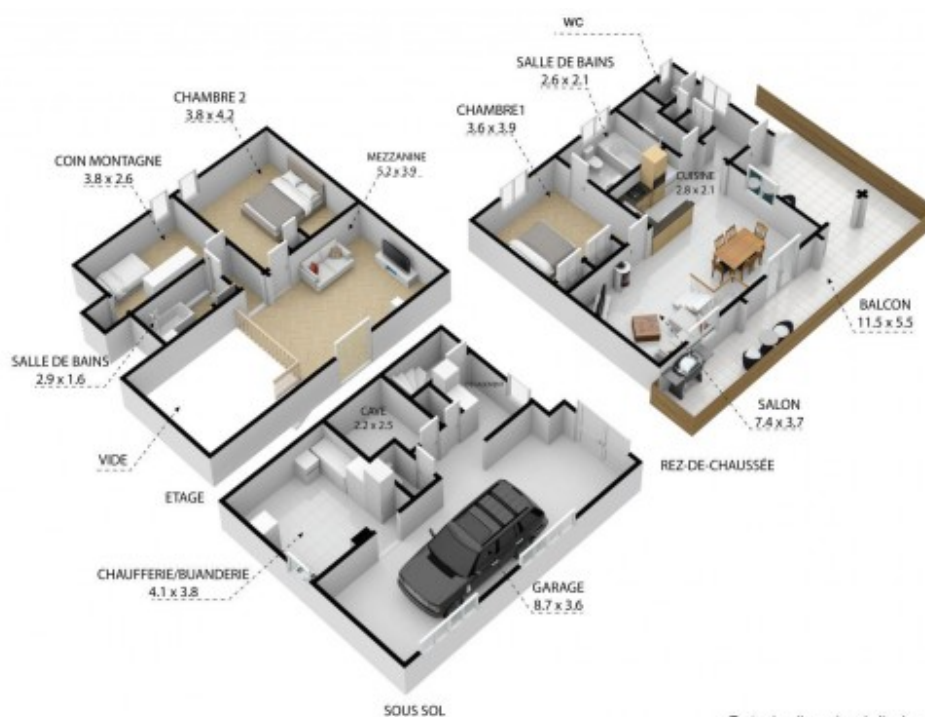
The land surrounds the property and is steeply sloped. There is an out building of 35m² which has water, drainage and electricity, so it could serve different purposes (room for visitors, rental or an office). The neighbouring land is all agricultural, so no chance of anyone building next door.

In the village of Bellevaux (5mins drive) you will find many useful commerces, a bar/restaurant, post office, butcher, small superette (with petrol pump) and a Boulangerie. There are local schools including a good secondary college. A local bus collects students to take them to school. Thonon-les-Bains with all its big commercial areas and the shores of Lac Lemman is only 25mins away.

For skiing the Roc d'Enfer circuit is a 5 mins drive as is Hirmentaz, Bellevaux each with 55km of pistes. Larger ski areas such as Les Portes du Soleil and La Grande Massif (Flaine) are between 40 and 55mins drive. Geneva airport is also about 55mins drive.



Toutes les dimensions indiquées sont approximatives.
The plans shown are approximate and for information



Toutes les dimensions indiquées sont approximatives.
The plans shown are approximate and for information



REZ-DE-CHAUSSÉE

Toutes les dimensions indiquées sont approximatives.
The plans shown are approximate and for information



SOUS SOL

Toutes les dimensions indiquées sont approximatives.
The plans shown are approximate and for information













