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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

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

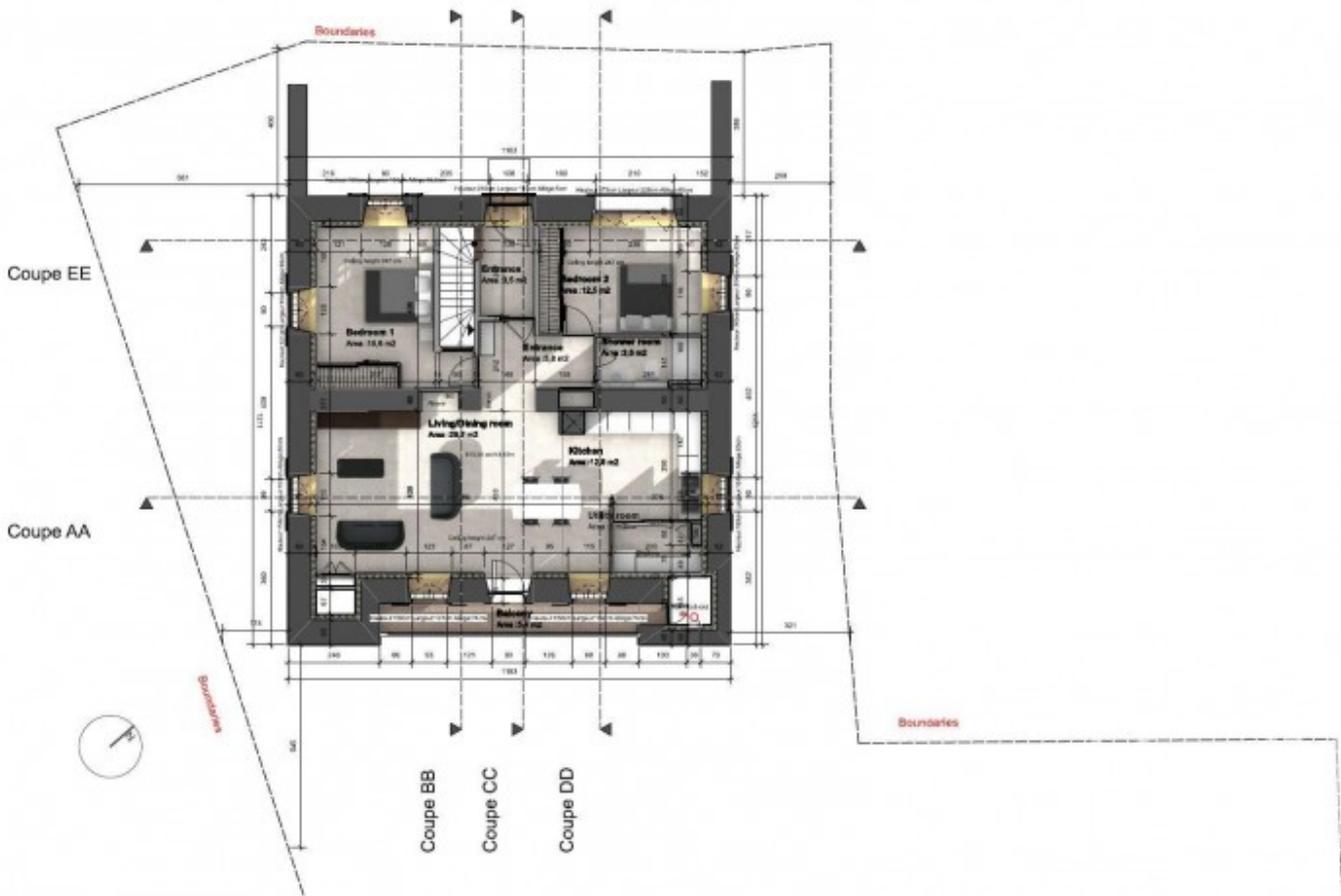
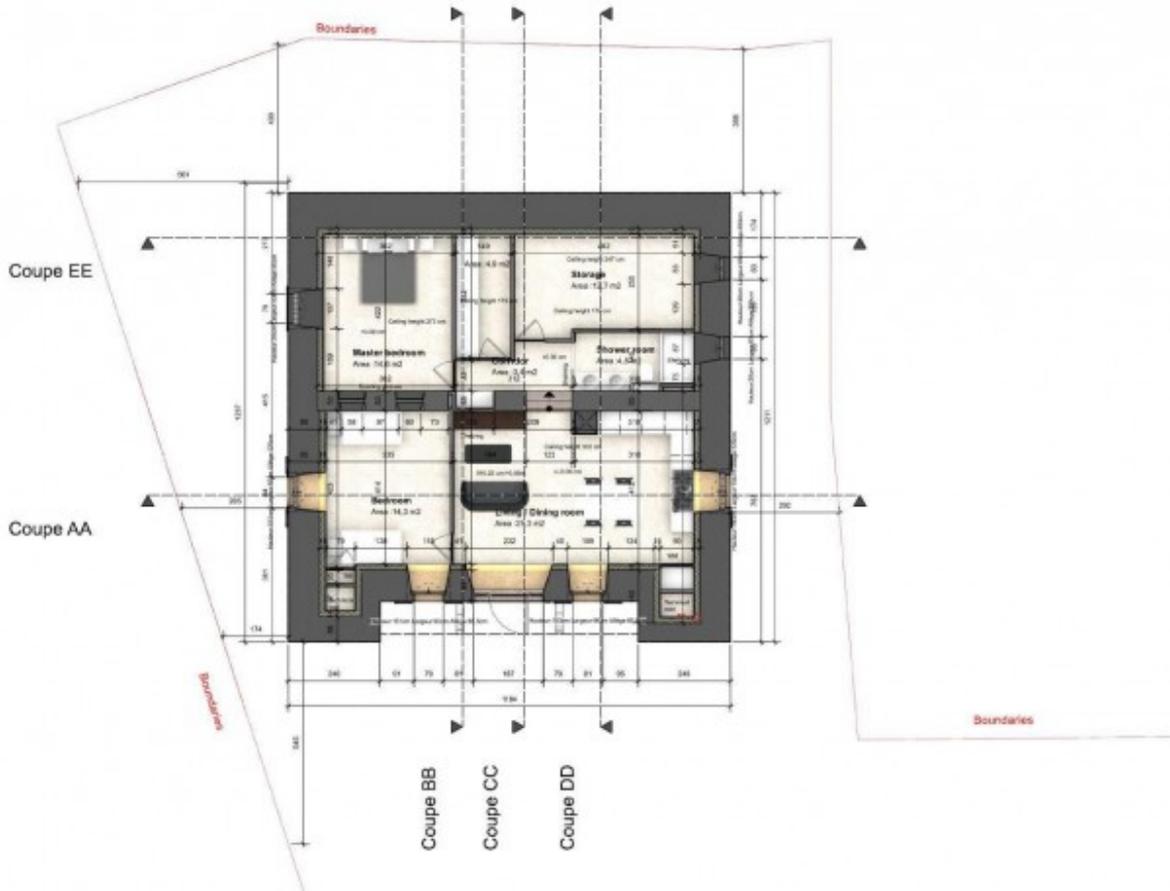
Property Description

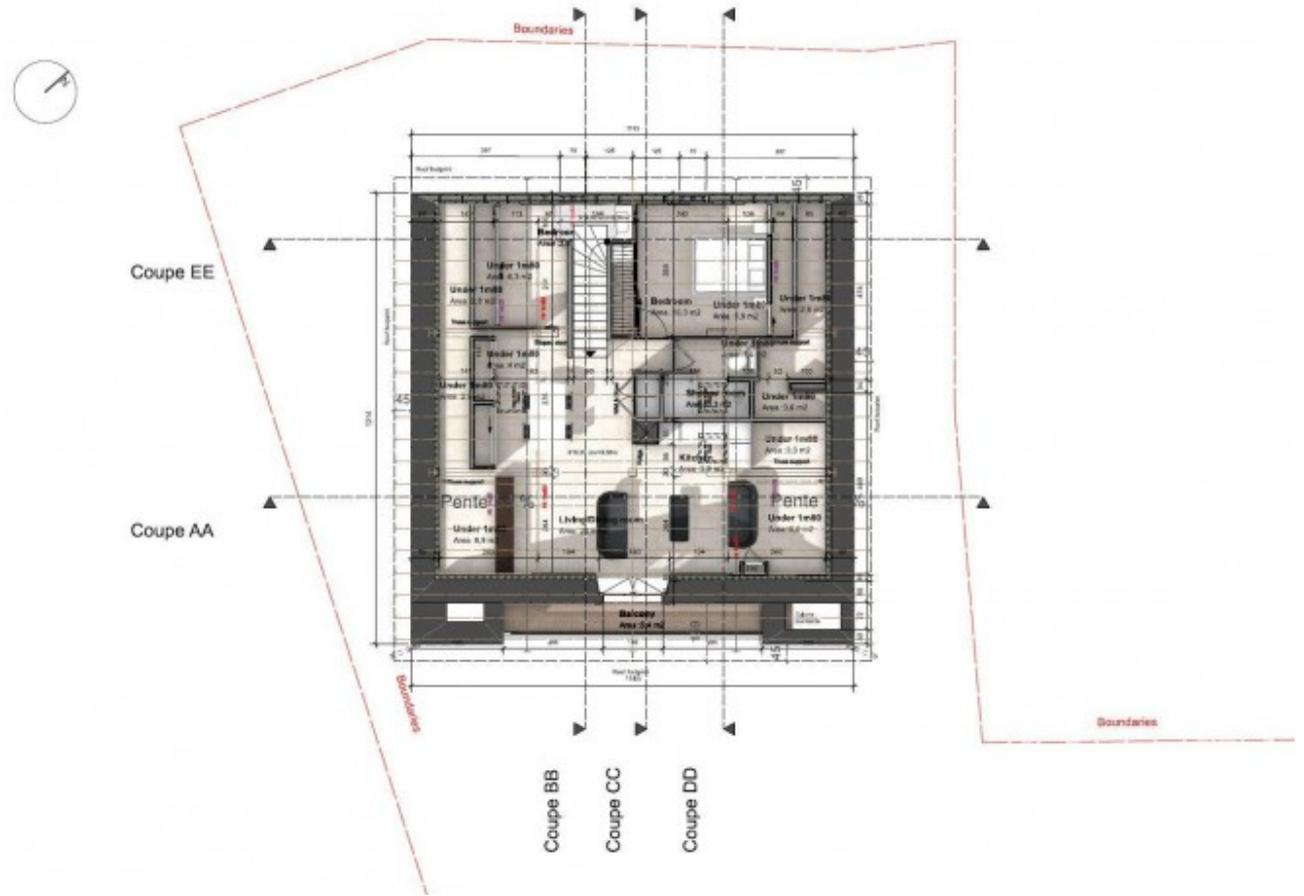
Centrally located in the village of Bellevaux this large house comes with planning permission for four apartments. The lower ground floor will have its own access, with an extra high ceiling, it has about 95m², sufficient for 2 to 3 bedrooms, possibly a mezzanine as well. The other three apartments will have access via the ground floor and a staircase, each will have a balcony. Both ground floor and first floor with +/- 95m² and the top apartment about 70m² floor space, with +/- 50m² over 1.8m high.

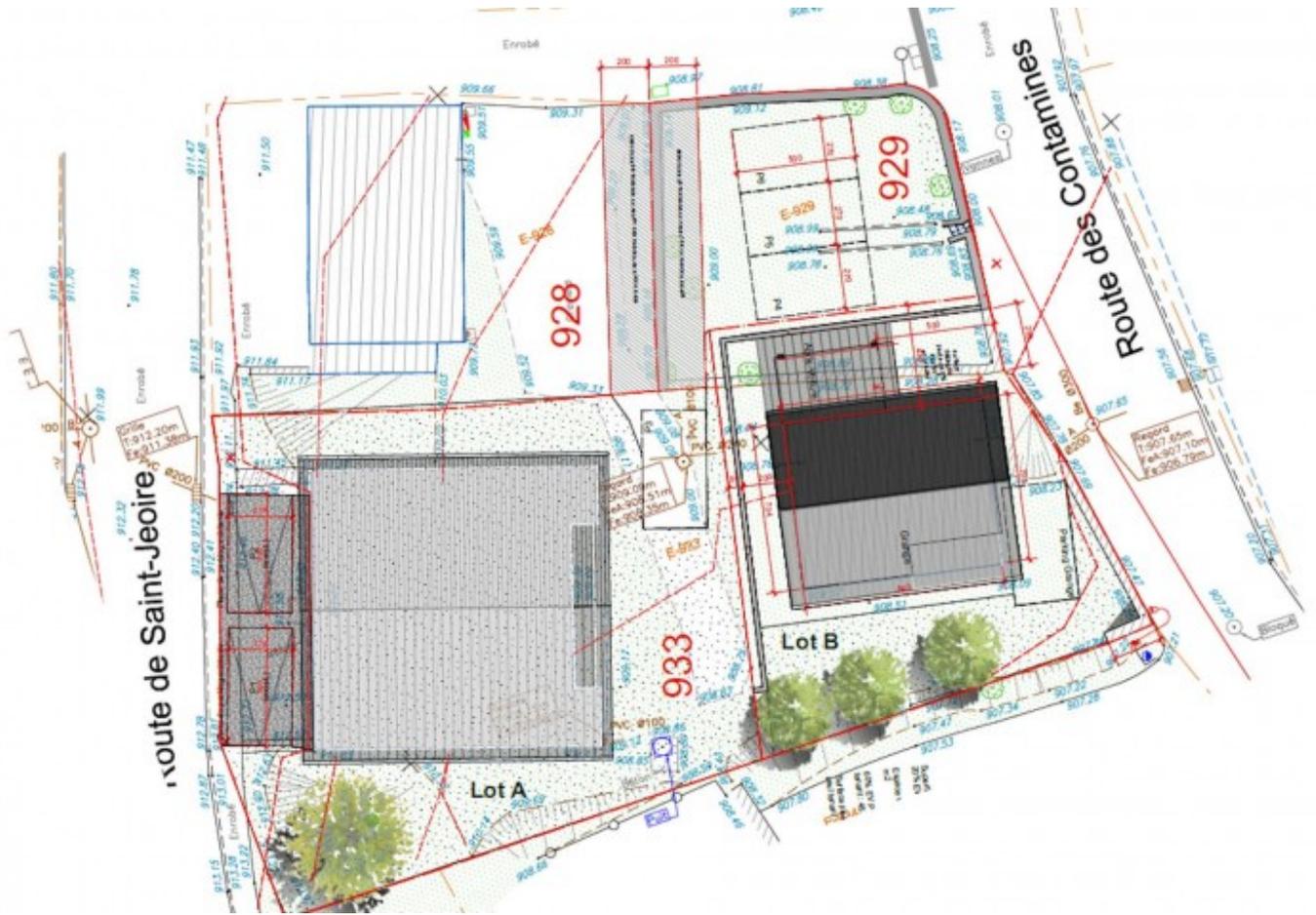
The land (525m²) surrounds the property, with another plot to one side. This provides ample parking space for the apartments and their visitors.

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.

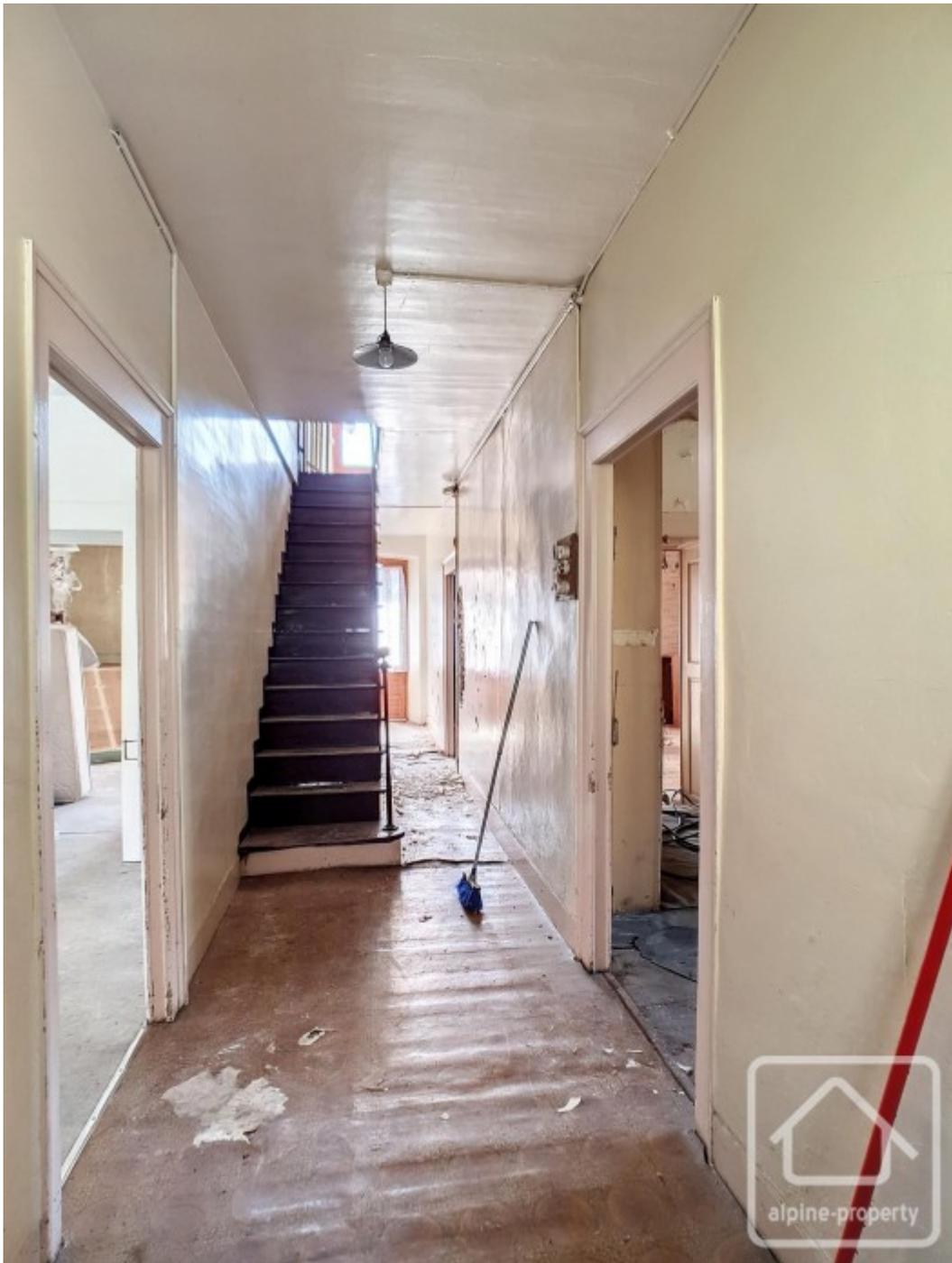






















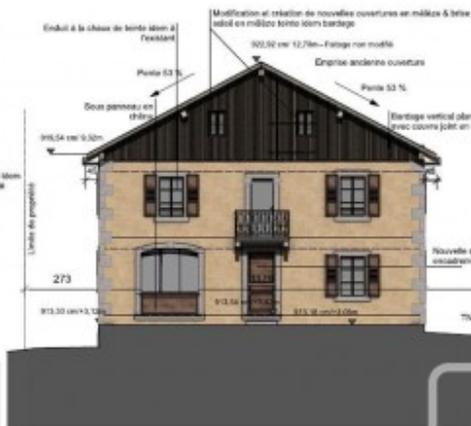
L'enduit sera posé en léger retrait de la pierre
 Les pierres d'angles et d'encadrement des fenêtres seront conservées
 Les toitures de bois seront en mélèze
 Les menuiseries et les ornements existants en bois seront remplacés par des menuiseries et ornements en chêne et proportions identique à l'existant



Couverture existante façade Nord avec barège



Modification d'ouverture avec création d'encadrement de pierre
 Emprise ancienne couverture
 Création de balcon et palines en mélèze



Enduit à la chaux de teinte ident à l'existant
 Modification et création de nouvelles ouvertures en mélèze à bords adoucis en mélèze teinte bois barège
 Emprise ancienne couverture
 Endroit vertical planter avec couvre joint en r



