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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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# Chalet La Longeray

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

**494 000 €uros**



## Contact

Contact **Anna Allen** about this property.

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# Key Features

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

## Property Description

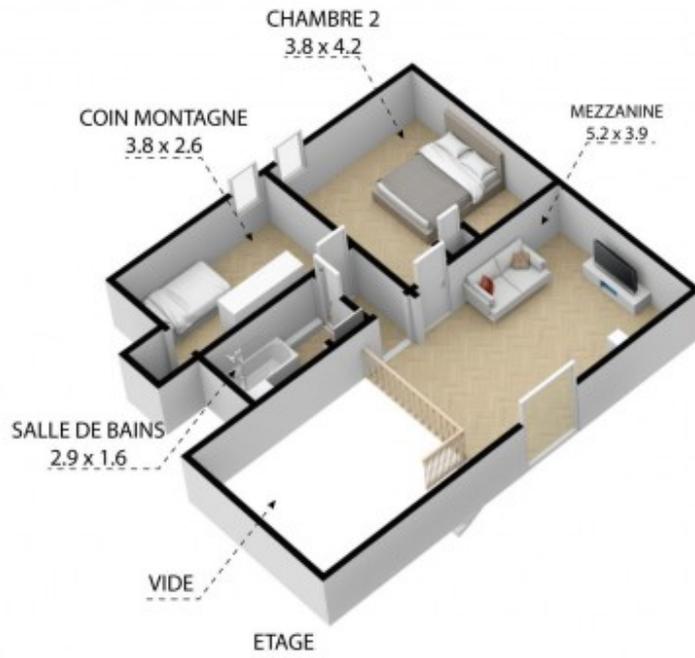
This chalet is South/West facing and situated on a quiet road. It was built in the late 60's of solid wood. It has been recently sanded to 'lighten' the look of the property. Also insulation has been added to the garage ceiling to improve energy efficiency.

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 85m<sup>2</sup>.

The land surrounds the property and is steeply sloped. There is an out building of 35m<sup>2</sup> 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



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REZ-DE-CHAUSSEE

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The plans shown are approximate and for information



SOUS SOL

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