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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 Belvedere

**Villard, Vallée Verte, Alpes du Léman**

**440 000 €uros**



## Contact

Contact **Anna Allen** about this property.

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# Key Features

<b>Price</b>	440 000 €uros
<b>Status</b>	FOR SALE
<b>Last updated</b>	21/04/2024
<b>Area</b>	Alpes du Léman
<b>Location</b>	Vallée Verte
<b>Village</b>	Villard
<b>Bedrooms</b>	4
<b>Bathrooms</b>	2
<b>Floor area</b>	155 m <sup>2</sup>
<b>Land area</b>	750 m <sup>2</sup>
<b>Heating</b>	Combined system
<b>Chimney</b>	Open fire
<b>Nearest skiing</b>	4 km
<b>Nearest shops</b>	1.5 km
<b>Garden</b>	Yes
<b>Garage</b>	None
<b>Drainage</b>	Septic tank
<b>Energy efficiency rating</b>	G (512)
<b>CO2 emissions</b>	C (17)
<b>Agency fees</b>	Paid by the seller

## Property Description

Nestled in a quiet, small hamlet above Villard In the Vallee verte, this property is at the southern end of three connected houses on a cul de Sac.

On the lower ground floor, there is access to the three cellars and the smaller apartment. This apartment has a corridor entrance to the living room, it has a kitchen with a small laundry room behind, a shower and WC and one bedroom. There is a courtyard outside with its own access road.

The ground floor has an open entrance area with a staircase to the hayloft above. The apartment has a large open plan living area with fireplace, a kitchen with a scullery/laundry room and three bedrooms with built-in wardrobes. One bedroom has a shower room. Also on this floor, a separate WC and another shower room with WC.

The barn has enormous potential with +/-170m<sup>2</sup> to play with and 6.3m to the apex of the barn. If renovated, the views would be amazing. The roof has been entirely replaced. The garden surrounds three sides of the property, a small stream borders the limit, there is separate access and parking for each apartment with a built-in BBQ for the larger one.

For local skiing it is 5 mins drive to Les Haberes/Hirmentaz or le massif des Brasses. Chamonix would be one hour, Samoens (Le Grand Massif) would take about 50 mins, and Geneva airport about 45 mins. There is some commerce in Villard, boulangerie, restaurant etc. The town of Boege is only 5 mins away, it has a chemist, shops, bars, restaurants, an outdoor pool, schools and a market on Tuesdays.













