



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

Ferme Canivet

Lullin, Vallée Du Brevon, Alpes du Léman

100 000 €uros



Contact

Contact **Anna Allen** about this property.

Tel: +33 6 12 79 07 63

Email: anna@alpine-property.com

Key Features

Price	100 000 Euros
Status	SOLD
Last updated	06/04/2020
Area	Alpes du Léman
Location	Vallée Du Brevon
Village	Lullin
Bedrooms	2
Floor area	50 m ²
Land area	1950 m ²
Detached	Yes
Heating	Electric radiators
Chimney	Open fire
Nearest skiing	13 km
Nearest shops	6 km
Garden	Yes
Drainage	None
Agency fees	Paid by the seller

Property Description

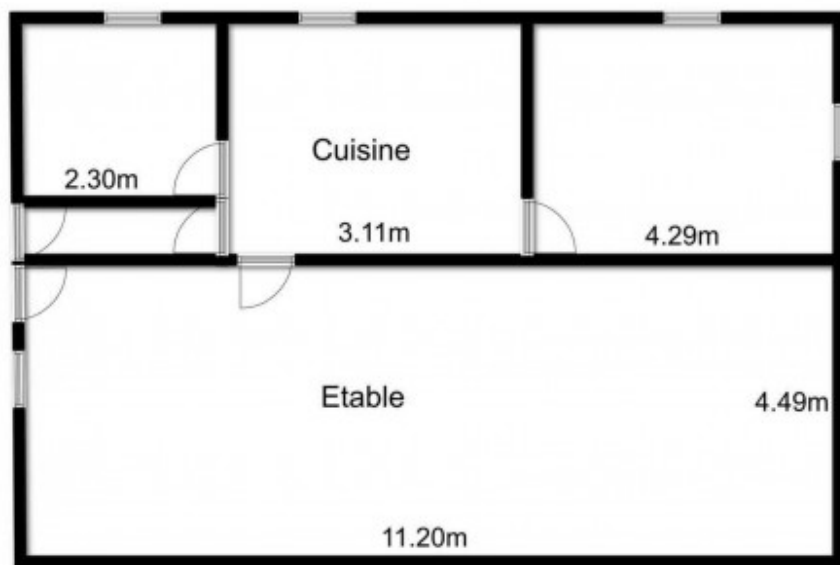
Situated in an alpine hamlet of 6 buildings this farmhouse sits on a plot of land facing out South East across the valley with views of Mont Billiat and the Dent d'Oche. The attached land is approximately 1950m² and extends to the front and side of the building. More agricultural land could be available if it is of interest.

At the lower front of the building there is a small cellar. On the ground floor has a corridor entrance to a kitchen area with two rooms leading from it. There is also access to the original stables (50m²) at the rear of the building with doors and windows either end. An opening exists for a staircase leading to the 1st floor, which also has external access and 3 windows with floor space of approximately 110m². Again an opening leads to the top floor with the same footprint as the first floor, but approximately 50m² floor space with reasonable head height.

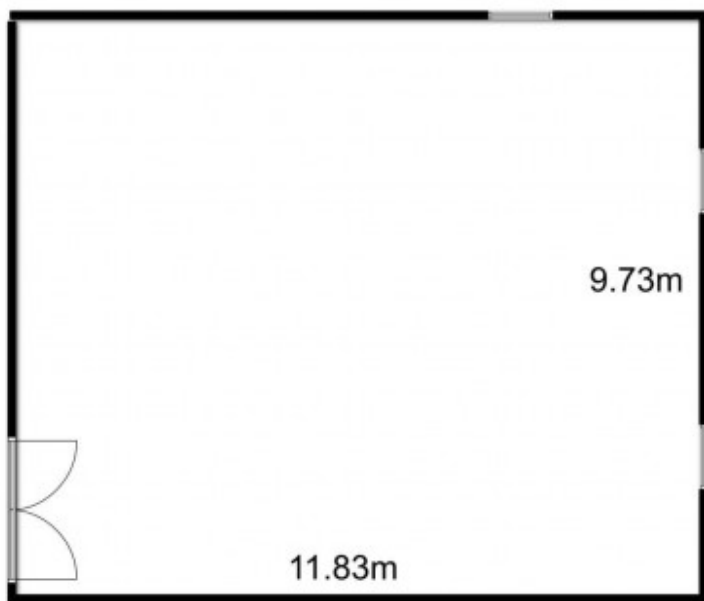
Some renovation has been started, solid wooden floors exist and two sides of the wooden boarding have been replaced. Materials will be left to continue the renovation. Electricity and phone lines exist in this hamlet, water arrives from a source. A septic tank will need to be installed.

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.

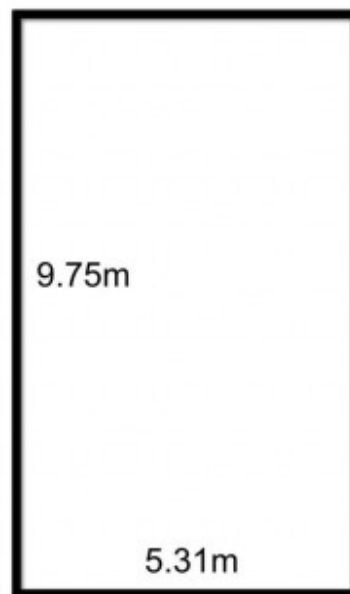
From the village of Vailly it is 20mins drive to Thonon-les-Bains and the shores of Lac Lemman, the nearby village of Lullin (2km) has a chemist, doctor and more shops. The nearest skiing is at Hirmentaz (6mins drive from Vailly), but many larger resorts would be accessed under the hour, such as Les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



Rez de chaussée



Grange niveau 1



Grange niveau 2















