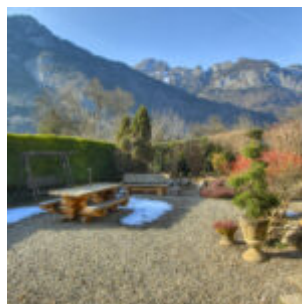
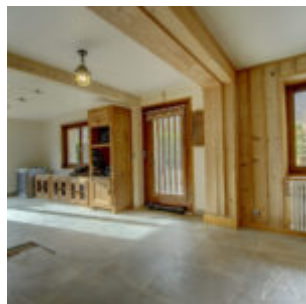
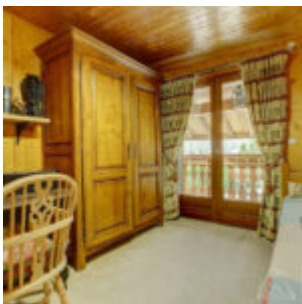
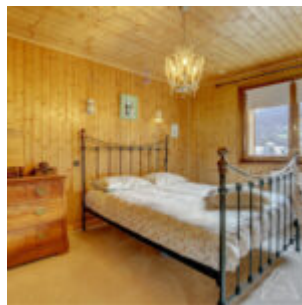
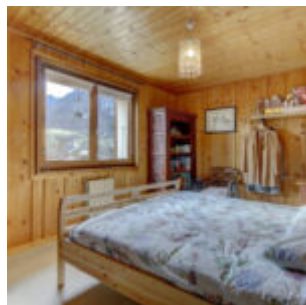
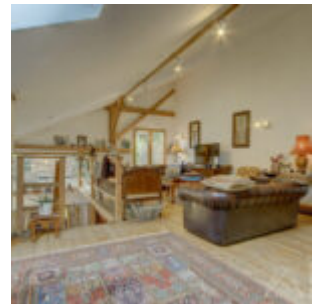
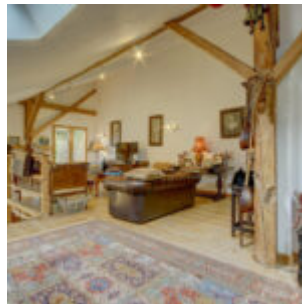
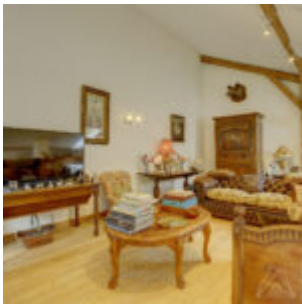


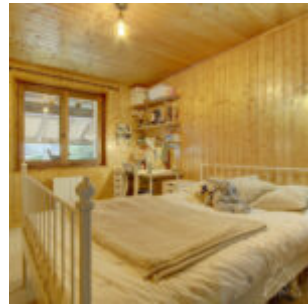
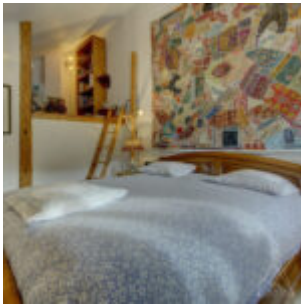
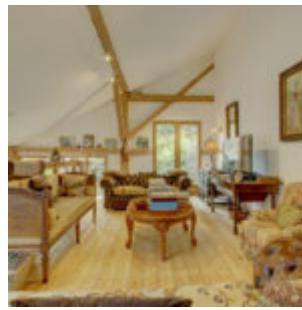


AGENCE  
MY HOME  
in the Alps

# Chalet Gys

Price : 660 000€





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## Charming Semi-Detached Farmhouse with Expansive Garden - Le Biot

Set on a generous and constructible plot of approximately 1,640 m<sup>2</sup>, this attractive semi-detached farmhouse offers around 249 m<sup>2</sup> of living space arranged over three levels. Enjoying a south-west facing aspect, the property benefits from open views and excellent sunshine throughout the day.

The property has been renovated in phases, with the former grange fully refurbished in 2012, while still preserving its authentic alpine charm. Its versatile layout makes it ideal as a spacious family home, a base for commuting to Geneva, or a property with rental potential, as it can easily be divided into two independent living areas.

### Layout

#### Upper Level (Grange)

This level features a bright open-plan living space with French doors leading onto a terrace, perfect for taking in the views. It also includes:

Two double bedrooms, one with a mezzanine and one with sloping ceilings and Velux windows  
External storage cupboard

#### Garden Level (Grange Section)

A staircase leads down to a large kitchen with high ceilings, generous natural light and direct access to the garden via two sets of French doors. This level also offers:

A bathroom with bath, walk-in shower and WCA  
smaller additional room (ideal as a study, storage or child's bedroom)  
Direct access to the garden, stable and storage areas  
This section can be closed off to create a self-contained apartment with its own living space, bedrooms, bathroom, terrace and garden access.

#### Middle Section

Accessible via a separate door, this part of the property comprises:

Four double bedrooms, including one with balcony access and another with open views towards Roc d'Enfer  
New carpeting throughout

#### Lower Level

With its own independent entrance, terrace and garden access, this floor includes:  
A spacious kitchen and dining area opening onto a large terrace  
A comfortable living room with a recently installed pellet stove  
Shower room (partially completed), WC  
Utility room and boiler space  
Outdoor Space  
The exterior is a real highlight, offering:  
A large, sunny garden  
Constructible land with future development potential  
Stables and a workshop  
Open views and a peaceful setting  
Parking for two vehicles, with scope for more  
Additional Information  
Heating: pellet stove (lower level) and electric (upper levels)  
Double glazing with wooden shutters  
Connected to mains drainage  
6 bedrooms / 2 bathrooms / 9 rooms in total  
Summary  
A rare opportunity to acquire a property of this size with such a substantial plot and flexible layout. Whether as a main residence, a family retreat or an investment with rental potential, this is a property with significant appeal in a sunny and sought-after location.  
Energy class D, Climate class B  
Estimated average amount of annual energy expenditure for standard use, based on the year's energy prices 2021: between 3913.00 and 5296.00 €.  
Information on the risks to which this property is exposed is available on the Geohazards website: [georisques.gouv.fr](http://georisques.gouv.fr).

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Bedrooms :6  
Bathrooms :2  
Surface area (m2) :249.32  
Land area (m2) :1640  
Private, sunny garden  
Rental potential  
Price :660 000€

## **PRESENTATION OF THE PROPERTY**

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Price :660 000  
Situation :Le Biot  
Exposure :Sud, Ouest  
Non meublé  
Year of construction :1949  
Type of heating :Wood granule boiler and electric  
Type of drainage :Mains drains  
Type of roof :Metal sheets

## **PARTS**

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Number of main parts :11  
Bedrooms :6  
Bathrooms :2  
WC in bathroom(s) :2

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**MY HOME IN THE ALPS**



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in the Alps

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