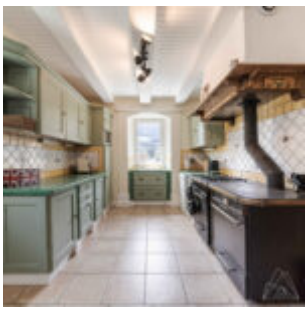
AGENCE
MY HOME
in the Alps

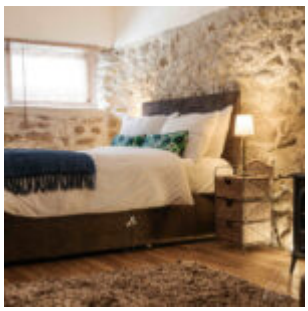
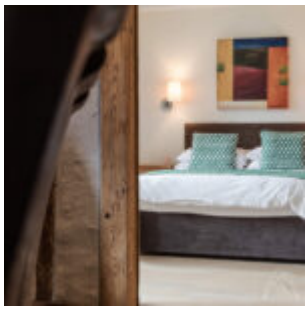
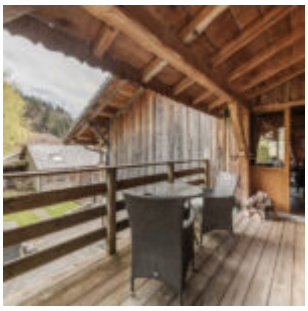
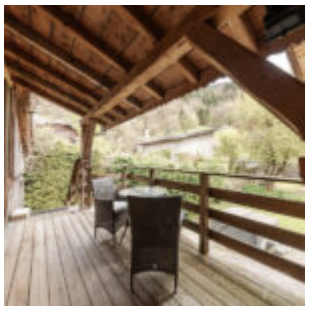
Ferme Le Biot

Price : 665 000€

























Charming Alpine Chalet with Garden, Mazot & Independent Apartment – Le Biot

Nestled in the peaceful hamlet of Les Gys in Le Biot, this beautifully maintained south-facing chalet perfectly combines authentic Alpine charm with modern comfort. Set within a quiet courtyard-style environment, it enjoys lovely mountain views, a landscaped garden, and a warm, welcoming atmosphere throughout.

Inside, the chalet offers bright and spacious living areas, tastefully decorated to create a cosy mountain retreat. The property is highly versatile thanks to its independent apartment, making it ideal as a permanent residence, a holiday home, or a rental investment opportunity.

The landscaped garden is a true haven of peace, sheltered from view and designed for relaxation, featuring a sunny lawn, a jacuzzi, and a barbecue area. A large detached mazot adds further appeal and offers excellent potential to be converted into a gym, home office, bar, entertainment room, or even a studio.

The main chalet is arranged over two levels. On the ground floor, there is an entrance hall, an open-plan kitchen with a breakfast area, a spacious dining room, three double bedrooms, two of which benefit from en-suite shower rooms, a family bathroom, and a utility/technical room.

Upstairs, a bright living room opens onto a large sun-drenched terrace with beautiful mountain views. This level also includes a fourth double bedroom and provides access to the independent apartment.

The independent apartment, measuring approximately 60 m², can be accessed either via an external staircase or directly from the terrace. It comprises a living room with kitchenette, a

double bedroom, a mezzanine sleeping area, a shower room with WC, and a private balcony.

Outside, a private parking area located directly opposite the chalet provides space for three to four vehicles.

Ideally situated midway between Morzine and Thonon-les-Bains, the property offers easy access to both the shores of Lake Geneva and the renowned Portes du Soleil ski area. The hamlet of Les Gys is known for its peaceful setting, authentic character, and friendly community atmosphere, making it an exceptional location to enjoy mountain living throughout the year.

Agency fees payable by the seller. Energy rating: D. Climate rating: B. Information regarding natural and technological risks to which this property may be exposed is available on the Géorisques website: georisques.gouv.fr.

Your My Home in the Alps advisor: Lucy Pilcher – Commercial Agent (Sole Trader).

Beadrooms :8
Bathrooms :4
Surface area (m2) :248.00
Land area (m2) :685
Price :665 000€

PRESENTATION OF THE PROPERTY

Price :665 000
Charges mensuelles :0.00
Situation :Le Biot
Meublé
Type of heating :Chauffage au individuel fuel

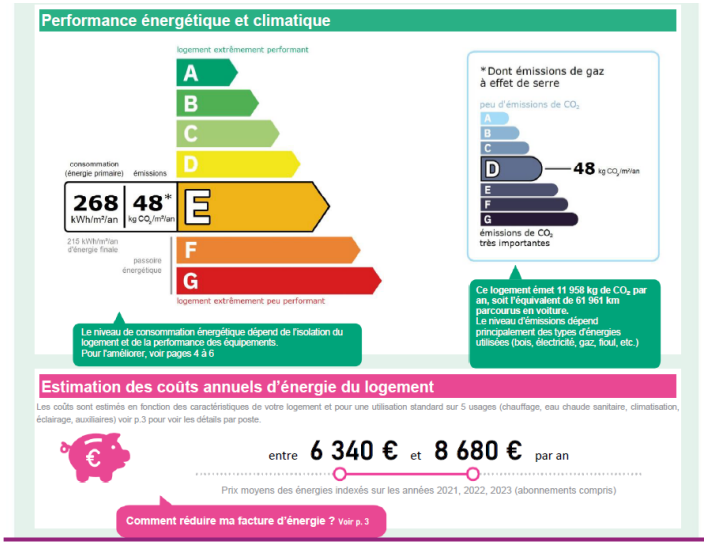
PARTS

Number of main parts :11
Beadrooms :8
Bathrooms :4

MOVE

Parking spaces :4

LES PERFORMANCES ÉNERGÉTIQUES



MY HOME IN THE ALPS

315 rue du bourg,
74110 Morzine
Tél. : +33 (0) 9 54 76 22 30

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