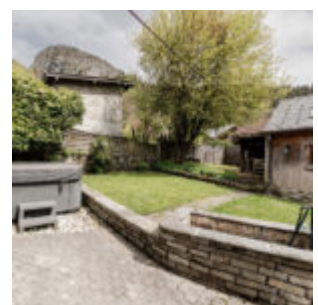
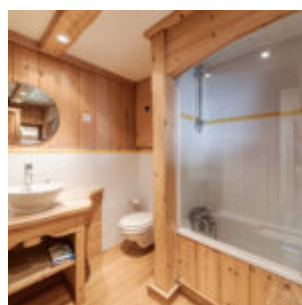
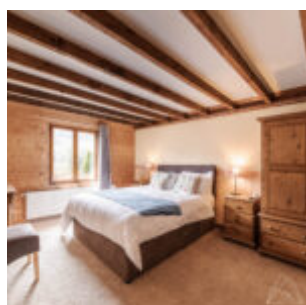
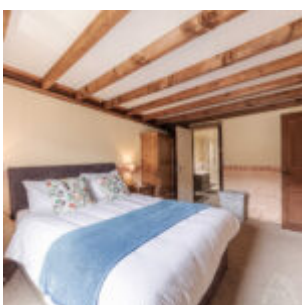
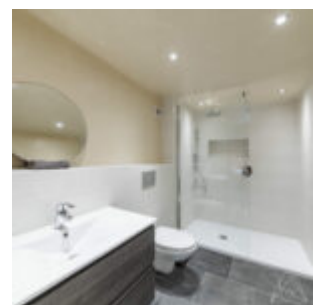
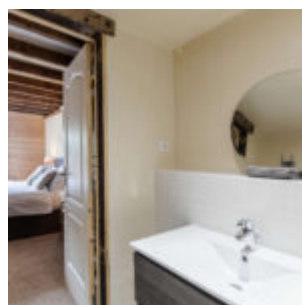
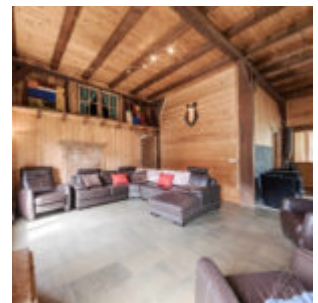
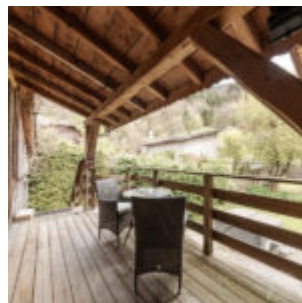
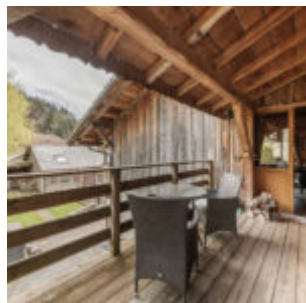
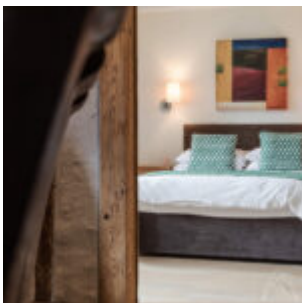
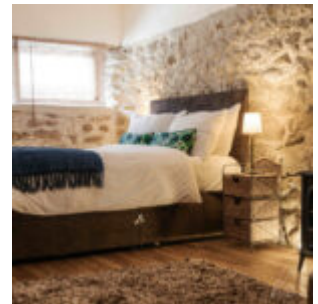
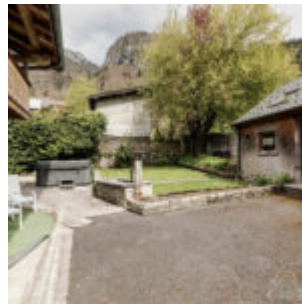
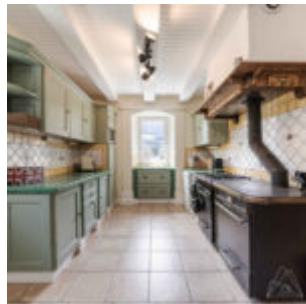


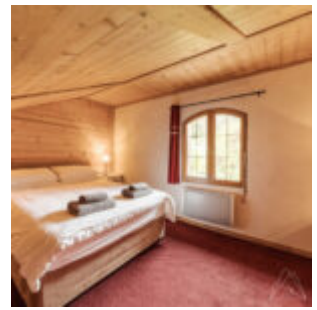


AGENCE
MY HOME
in the Alps

Ferme Le Biot

Price : 745 000€





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

Tucked away in the peaceful hamlet of Le Biot, this beautifully maintained, south-facing chalet offers authentic Alpine charm with modern comforts. Set in a tranquil courtyard-style setting, the property enjoys lovely mountain views, a landscaped garden, and a generous detached mazot with potential for conversion.

Inside, the chalet features spacious living areas filled with natural light, a stylish yet cozy interior, and an independent apartment perfect for guests. Ideal as a family home, holiday retreat, or investment property, this chalet blends character, convenience, and serenity.

The courtyard garden is heavenly. It is very sunny and private with a hot tub and grass area. There is a large mazot which is a ski room but could be transformed into a gym, office, bar or studio. In addition there is a balcony off the 60m² apartment.

There is plenty of parking with a dedicated parking lot just across the lane for 3- 4 cars.

Layout Highlights: Main House

Ground Floor:
Entrance hall
Open-plan kitchen and breakfast area
Large dining room
3 double bedrooms (2 with en-suite shower rooms)
Family bathroom
Laundry/boiler room

Upper Floor:

Bright open-plan lounge with access to a large sunny terrace
1 additional double bedroom
Access to an independent apartment

Independent Apartment 60m²

Private access via outdoor stairs or terrace
Lounge with kitchenette
Double bedroom + mezzanine sleeping area
Shower room & WC

Exterior:

Courtyard garden laid to lawn
Spacious detached mazot
BBQ area
Private parking just across the lane (3-4 vehicles)
The chalet is situated in Les Gys in Le Biot which is equidistant between Thonon-Les-Bains and Morzine. You can be at Lac Lemans just as fast as you can be skiing on the

slopes of Portes du Soleil. It is a quiet neighbourhood with a great community.
Energy class E, Climate class D. Information on the risks to which this property is exposed is available on the Geohazards website: georisques.gouv.fr.

Bedrooms :8
Bathrooms :4
Surface area (m2) :248.00
Land area (m2) :685
Price :745 000€

PRESENTATION OF THE PROPERTY

Price :745 000
Charges mensuelles :0.00
Situation :Le Biot
Meublé
Type of heating :Chauffage au individuel fuel

PARTS

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

MOVE

Parking spaces :4

MY HOME IN THE ALPS

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74110 Morzine
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