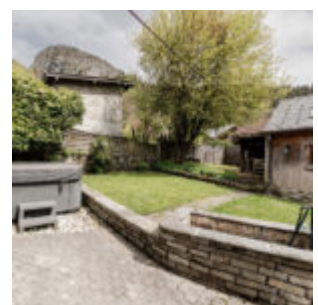
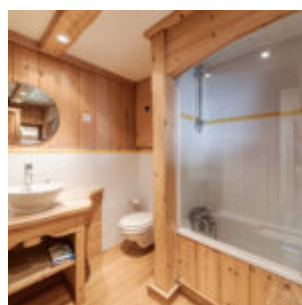
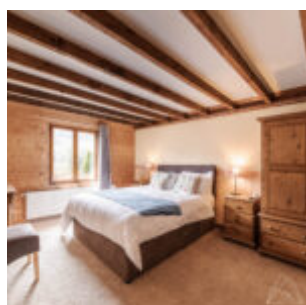
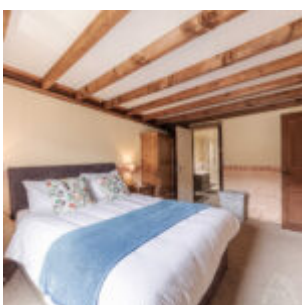
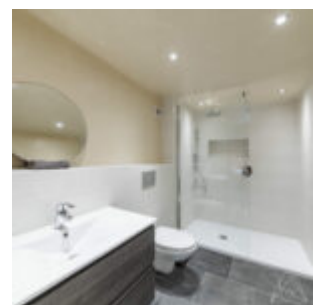
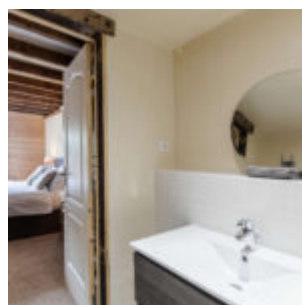
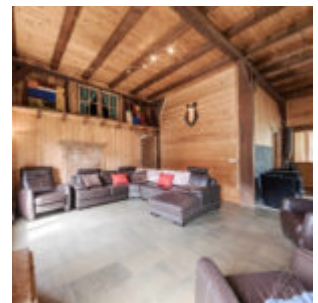
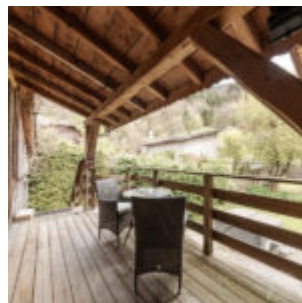
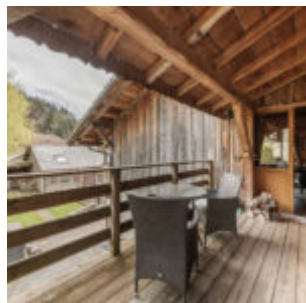
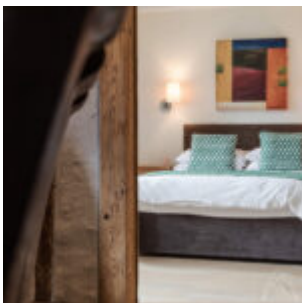
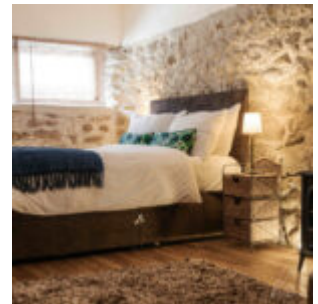
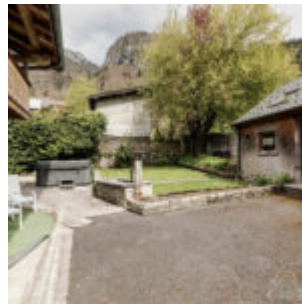
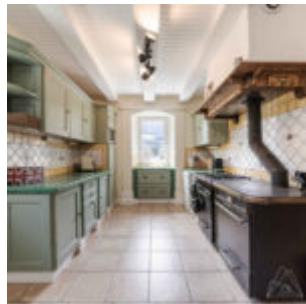


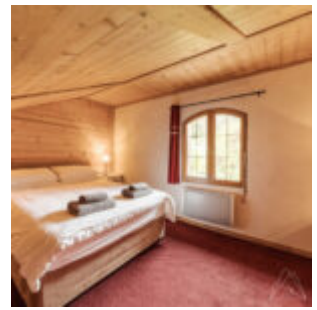


AGENCE  
MY HOME  
in the Alps

# 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 60m<sup>2</sup> 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 60m<sup>2</sup>  
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 Lemman 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 Estimated amount of annual energy expenditure for standard use: between 6340.00 € and 8680.00 € for the years 2021, 2022, and 2023 (including subscriptions). 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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Beadrooms :8

Bathrooms :4

Surface area (m2) :248.00

Land area (m2) :685

Price :745 000€

## PRESENTATION OF THE PROPERTY

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Price :745 000

Charges mensuelles :0.00

Situation :Le Biot

Meublé

Type of heating :Chauffage au individuel fuel

## PARTS

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Number of main parts :11

Beadrooms :8

Bathrooms :4

## MOVE

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Parking spaces :4

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### MY HOME IN THE ALPS

315 rue du bourg,

74110 Morzine

Tél. : +33 (0) 9 54 76 22 30



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