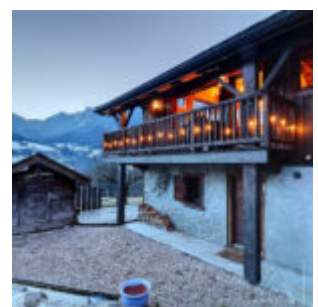
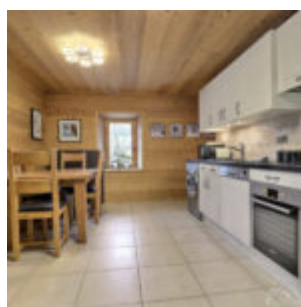
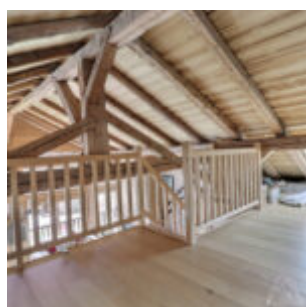
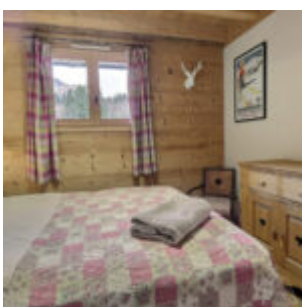
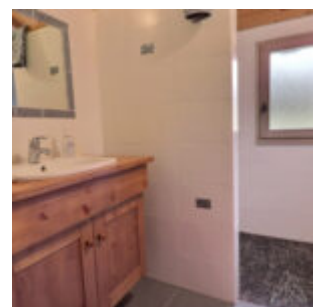
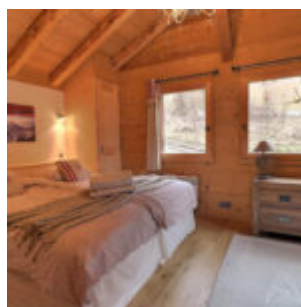
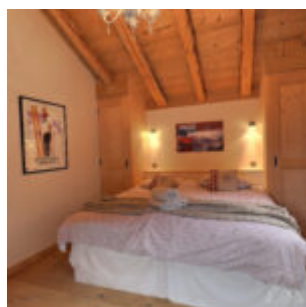
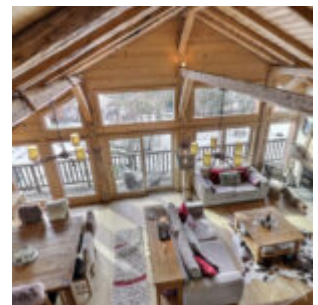
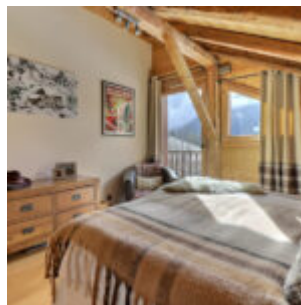
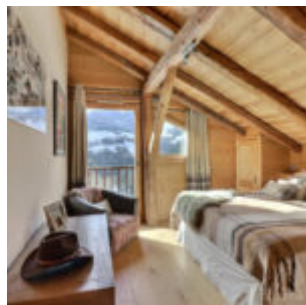
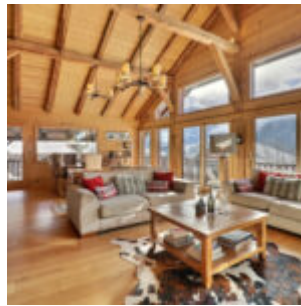
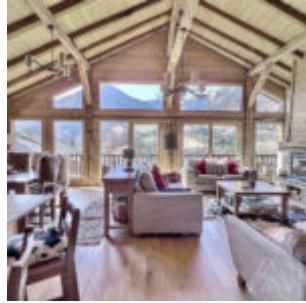


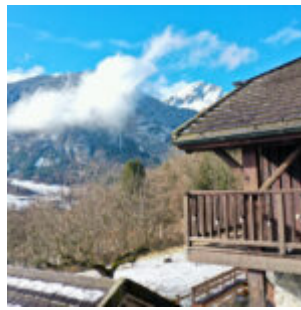


AGENCE  
MY HOME  
in the Alps

# Grange de la Touvière

Price : 1 150 000€





An exquisite barn conversion in the charming village of Le Biot, boasting breathtaking open views and a striking stone façade. Expertly renovated in 2010 by the highly regarded local company Dutruel, the property has been beautifully restored throughout, inside and out.

At the chalet there is ample parking, with 2-3 spaces on the opposite side of the road and additional 2 parking spaces behind the chalet. The approach is particularly charming, featuring a natural spring-fed water trough and attractive planting. An original mazot provides ideal storage for bikes and garden equipment. This east-facing outdoor space is wonderfully tranquil and perfectly suited for enjoying a peaceful morning coffee.

The property has been cleverly designed to function either as a substantial single chalet or as two independent apartments. A separate entrance and a concrete floor between levels make it an outstanding rental opportunity, suitable for both short-term and long-term lets.

The spacious ground floor entrance has a boot room for skis, and outer gear storage with ski boot warmers. There is a separate laundry room, a WC, and a cave further enhance the practicality of this level.

The lower floor comprises a well-proportioned two-bedroom apartment with an open-plan kitchen and dining area. A separate living room offers the potential to install a wood burner. There are two double bedrooms and a family bathroom.

Upstairs, the main living area is truly impressive, with uninterrupted panoramic views and no overlooking neighbours. Upon arrival, your eye is immediately drawn to the large picture windows opening onto the balcony. The space has been thoughtfully arranged, featuring a cosy seating area with fireplace, a dining area, and a modern open-plan kitchen with central island. Large built-in cupboards at the entrance provide excellent storage.

This floor offers three double bedrooms including one en-suite with a balcony. The second and third bedrooms share a bathroom and there is a separate w.c.

There is a south facing balcony off the main living space, as well as a terrace and garden adjoining the chalet. Additionally, there is a separate plot of land located in front of the chalet, not directly attached.

From a technical perspective, the chalet is connected to mains drainage and features electric underfloor heating throughout, with individual thermostats. Fibre internet is installed. The apartment and main chalet operate on separate electrical circuits and hot water systems, offering flexibility and efficiency.

Le Biot is a charming and authentic village with a lovely community atmosphere. Ideally positioned between Morzine and Thonon-les-Bains, it offers easy access to Lac Léman. The ski slopes of Saint-Jean-d'Aulps are just 10 minutes away, with Morzine reachable in approximately 25 minutes. Geneva Airport is around 1hr 10 minutes away. Combining peace, sunshine, and stunning Alpine views, this property represents a perfect mountain retreat.

Fees to be paid by the seller. DPE in progress. 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 :5

Surface area (m2) :200.00

Land area (m2) :657

Price :1 150 000€

## **PRESENTATION OF THE PROPERTY**

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Price :1 150 000

Charges mensuelles :0.00

Situation :Le Biot

Exposure :Sud

Meublé

Year of construction :1844

Type of heating :Chauffage au individuel électrique

## **PARTS**

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Number of main parts :8

Bedrooms :5

## **MOVE**

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Parking spaces :5



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