



AGENCE
MY HOME
in the Alps

Superb traditionnal old farmhouse with big land

Price : 450 000€





Discover this unique farm dating from the 1850s, offering a living area of approximately 151m², and a potential of more than 420m², located in the town of Biot, a few minutes by car from the Portes du Soleil ski resorts.

This beautiful property, a true Haut-Savoyard heritage, offers a unique living environment, surrounded by breathtaking landscapes and the tranquility of nature.

It is composed of a large spacious house with a duplex apartment of approximately 148m² of living space, a workshop/technical room, a double cellar, a large barn, an annex barn in the garden and a very large plot of land.

A former traveler's relay, this building offers timeless charm with its sumptuous framework and its vast volumes, allowing numerous development possibilities.

You will be able to bring all your projects to life: for example, developing a tourist activity by creating a lodge, a music/yoga studio or charming apartments that you can offer for rental.

You will also be able to enjoy the undeniable beauty of the French Alps and its vast playground for sportsmen and nature lovers: skiing, mountain biking, nearby hikes or the neighboring climbing site... your new primary or secondary residence will guarantee you a magnificent setting for a life or second home project.

Don't miss this opportunity to acquire a traditional farm in an exceptional setting!

Honoraires à la charge du vendeur. DPE en cours Nos honoraires :

<https://myhomeinthealps.com/wp-content/uploads/2019/12/Bar%C3%A8me-dhonoraires-r%C3%A9vis%C3%A9s.pdf> Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : georisques.gouv.fr

Bedrooms :3

Bathrooms :2

Surface area (m²) :151m² habitable, 420m² total

Land area (m²) :3101

Beautiful opening view

Large potential

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PRESENTATION OF THE PROPERTY

Price :450 000
Charges mensuelles :0.00
Situation :Le Biot
Exposure :Sud, Ouest
Non meublé
Year of construction :1850
Type of heating :Individual electric, wood burning stove
Type of drainage :Main drainage
Type of roof :Slates
Double cave
Large barn to renovate
A workshop

EXTERIOR

Large plot of land
An extra barn in annexe

PARTS

Number of main parts :5
Bedrooms :3
Bathrooms :2
Bath (s) :1
Shower(s) :1
WC dans salle de bain(s) :2
Private WC :1
Number floors are :2

VIEWS, CITY PROXIMITY AND ACCESS

Opening view on the mountains

MOVE

Parking spaces :2

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