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# Mon Rêve

**Le Biot, St Jean d'Aulps & Vallée, Portes Du Soleil**

**375 000 €uros**



## Contact

Contact **Claudia Buttet** about this property.

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# Key Features

|                       |                           |
|-----------------------|---------------------------|
| <b>Price</b>          | 375 000 €uros             |
| <b>Status</b>         | SOLD                      |
| <b>Last updated</b>   | 01/10/2015                |
| <b>Area</b>           | Portes Du Soleil          |
| <b>Location</b>       | St Jean d'Aulps & Vallée  |
| <b>Village</b>        | Le Biot                   |
| <b>Bedrooms</b>       | 12                        |
| <b>Bathrooms</b>      | 10                        |
| <b>Floor area</b>     | 750 m²                    |
| <b>Land area</b>      | 510 m²                    |
| <b>Detached</b>       | Yes                       |
| <b>Heating</b>        | Oil fired central heating |
| <b>Nearest skiing</b> | 7 km                      |
| <b>Drainage</b>       | Mains drains              |
| <b>Taxe foncière</b>  | 957.00 €uros              |
| <b>Agency fees</b>    | Paid by the seller        |

## Property Description

"Mon Rêve" is a former hotel situated in the heart of the Savoyard village of Le Biot, 10 minutes drive from the international ski resort of Morzine-Avoriaz and under 90 minutes away from Geneva airport.

The hotel has been closed for some years and is in need of a total interior refurbishment to bring it up to modern standards. The property would work well as a B&B/chambre d'hôte, but would also split equally well into several spacious apartments, or indeed one enormous home!

There are a total of 4 floors altogether, laid out as follows:

Basement: 5 individual rooms with no specific purpose, all of which have windows and natural daylight. The ceiling height is lower than the upper stories, but is still over 2m high, allowing the space to be used in full. There are also 3 separate exits direct to the outside.

Ground floor: Bar/café, commercial kitchen with separate washing-up area, dining room, large office, WC, 2 bedrooms with shared shower/WC.

First floor: 10 double bedrooms, 8 of which with shower, WC and sink. The sanitary facilities have mostly been retro-fitted into the bedrooms themselves, and the layout needs altering to accommodate today's expected standards. The last 2 bedrooms share bathroom facilities.

Second floor: Attic space with skylight and 2 windows. Requires insulating and converting to add additional habitable space (with the appropriate permissions).

The building itself is very attractive and in sound structural condition. There is parking available to the rear of the property, and public parking in the square adjacent to "Mon Rêve". The setting is very pretty and tranquil.



































