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# Le Chant du Nant

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

**1 180 000 €uros**



## Contact

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# Key Features

<b>Price</b>	1 180 000 €uros
<b>Status</b>	SOLD
<b>Last updated</b>	10/05/2014
<b>Area</b>	Portes Du Soleil
<b>Location</b>	St Jean d'Aulps & Vallée
<b>Village</b>	Le Biot
<b>Bedrooms</b>	6
<b>Bathrooms</b>	5
<b>Floor area</b>	430 m <sup>2</sup>
<b>Land area</b>	2409 m <sup>2</sup>
<b>Detached</b>	Yes
<b>Heating</b>	Underfloor heating
<b>Chimney</b>	Wood burning stove
<b>Nearest skiing</b>	7 km
<b>Garden</b>	Yes
<b>Garage</b>	Double
<b>Drainage</b>	Mains drains
<b>Energy efficiency rating</b>	TBC
<b>CO2 emissions</b>	TBC
<b>Agency fees</b>	Paid by the seller

## Property Description

Le Chant du Nant (the song of the stream) is as romantic a property as the name suggests. Nestled amongst beautiful gardens and beside the eponymous babbling brook, this exquisite farmhouse is the very epitome of quality, tradition and style.

The kitchen is a bespoke Italian design of the highest quality. The atmospheric dining room with its double height ceiling and feature windows makes for a dramatic space for entertaining guests.

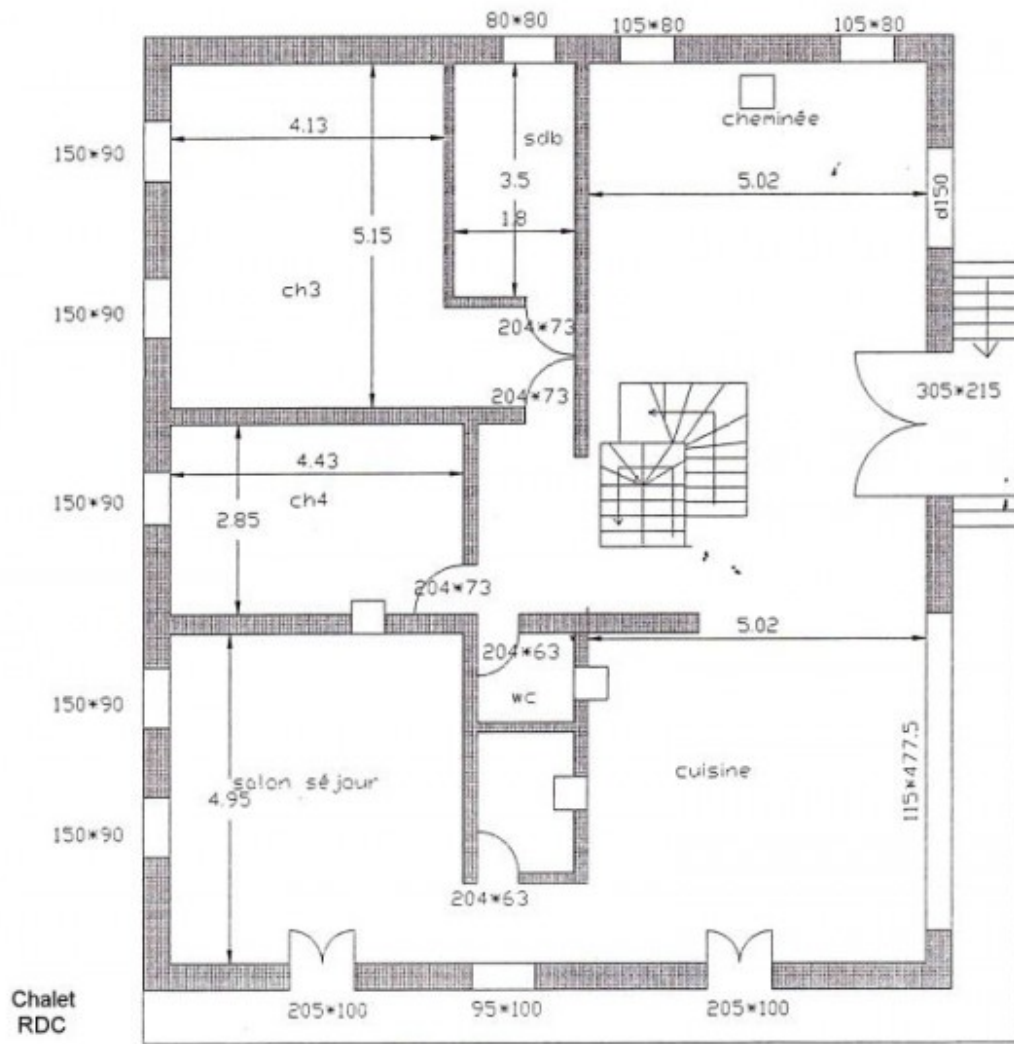
For more laid-back relaxing, the mezzanine salon is the perfect place to unwind with a drink at the end of the day, and soak up the views against the setting sun from the inverted balcony.

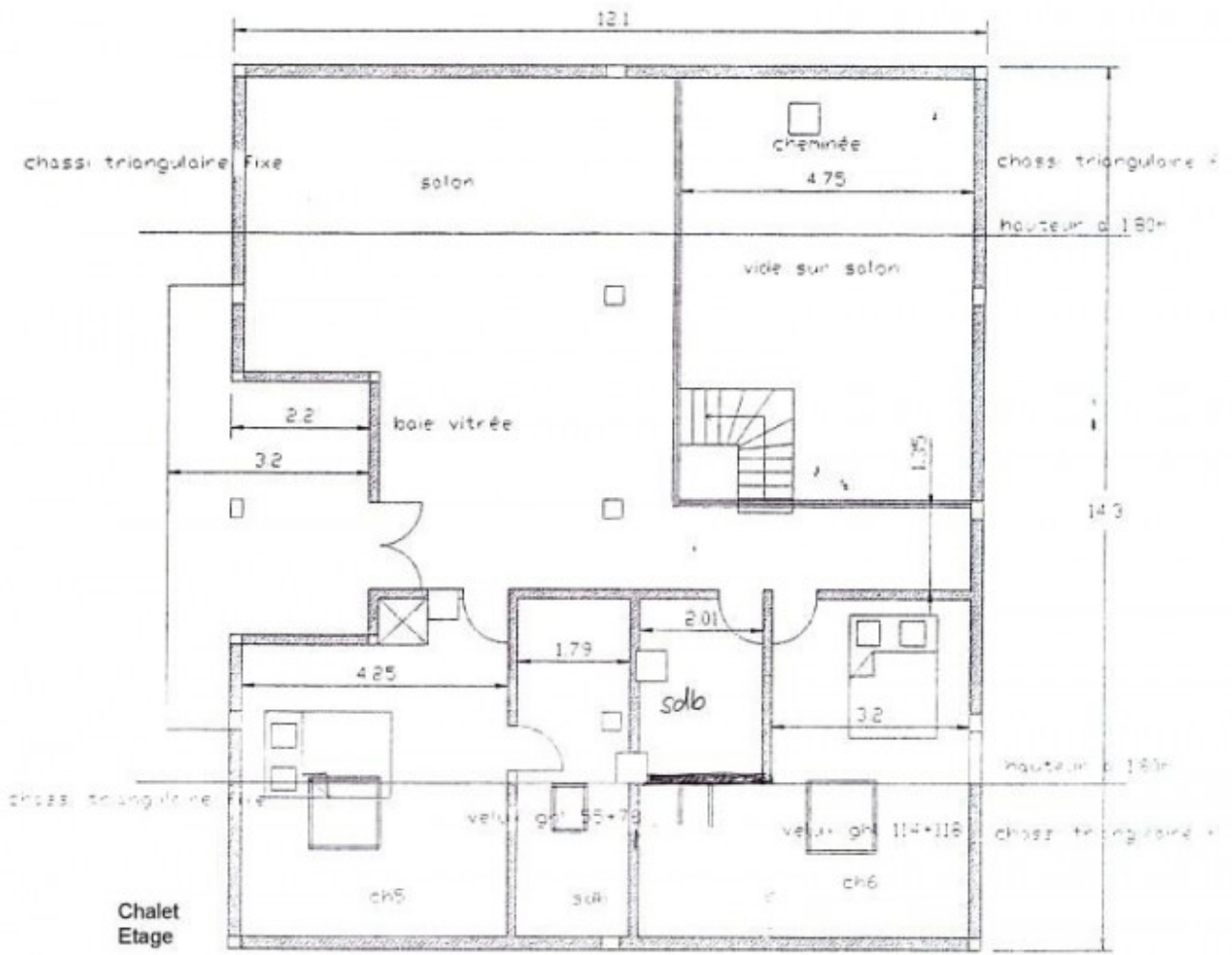
The house is split into a 4 bedroom, 3 bathroom principal dwelling, and a 2 bedroom, 2 bathroom ground floor annex. The master suite is particularly spacious, with a generous en-suite with spa bath. The 6 person sauna adds a further touch of luxury, perfect for unwinding after a day on the slopes. The annex is charmingly decorated with an authentic French feel.

Outside, there is a total of 2400m<sup>2</sup> of glorious gardens. For the green-fingered, there is a vegetable patch, a variety of fruit trees and an abundance of floral planters to keep you busy. For those more inclined to spend their time relaxing in the garden, there is a sunny south facing terrace, and a super gazebo with barbecue for al-fresco dining.

If 430m<sup>2</sup> of floor space is not enough for you, there is also a separate 2 storey barn measuring approx 100m<sup>2</sup> with potential for conversion, as well as an insulated double garage and Savoyard mazot, used as a ski store.

Le Chant du Nant is located in the Portes du Soleil region of the Alps, 10 minutes from the international ski resort of Morzine-Avoriaz, 20 minutes from the wonderfully picturesque shores of Lake Geneva, and approximately 75 minutes from Geneva airport. It is within easy walking distance of all the amenities of this beautiful Savoyard village.





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