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# Le Moulin de Martelet

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

**200 000 €uros**



## Contact

Contact **Ailsa Bishop** about this property.

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# Key Features

<b>Price</b>	200 000 Euros
<b>Status</b>	SOLD
<b>Last updated</b>	24/01/2017
<b>Area</b>	Portes Du Soleil
<b>Location</b>	St Jean d'Aulps & Vallée
<b>Village</b>	Le Biot
<b>Bedrooms</b>	2
<b>Floor area</b>	120 m <sup>2</sup>
<b>Land area</b>	1730 m <sup>2</sup>
<b>Detached</b>	Yes
<b>Chimney</b>	Wood burning stove
<b>Nearest skiing</b>	10 km
<b>Nearest shops</b>	1.5 km
<b>Garden</b>	Yes
<b>Agency fees</b>	Paid by the seller

## Property Description

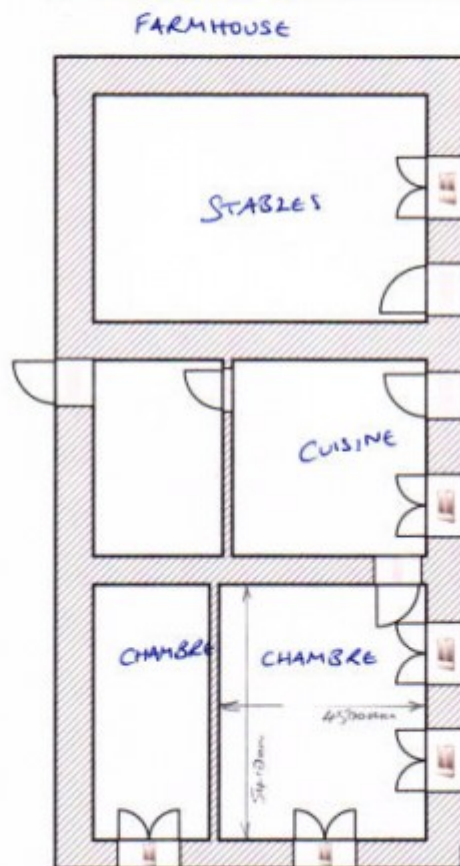
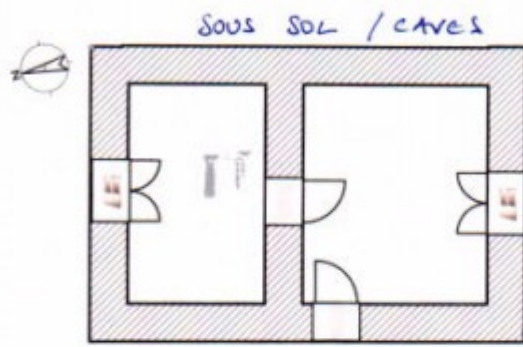
A farmhouse built in 1873 with a mill attached at an angle. It is set on the sunny side of the valley

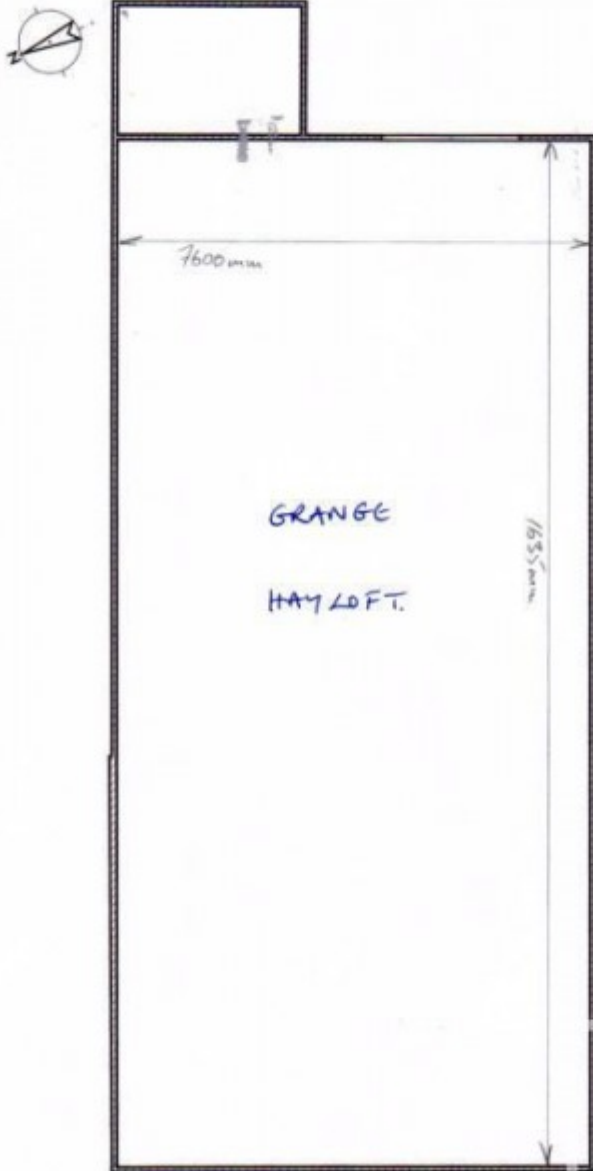
This property has a great deal to offer, the plot of land has a certificate of urbanisme, so can be developed in addition to renovation the existing building. The farmhouse, stable, cellars and hayloft could provide 300m<sup>2</sup> plus of living accommodation. The Mill 180m<sup>2</sup> of additional work space. Across the road on a smaller plot of agricultural land is a small Grenier or Mazot. These are sought after examples of the old life here, in the day people stored their most valuable items in them.

The mill is attached at right angles to the farmhouse and next to the small stream that borders the land. The flooring levels are offset to those of the main building. The lowest section of the mill structure contains what is left of the old water wheel and access to a water source that runs beneath the building. The farmhouse ground floor has two large cellars, the middle floor is the living area and currently consists of a kitchen with scullery and two bedrooms, next door is an entrance to the stables. The top floor is the hayloft or barn with a small external out-building.

The building has electricity, water and telephone connections, but needs to be connected to the mains drains.

Le Martelet is a small hamlet just outside of the village of Le Biot. The nearest skiing is at St Jean d'Aulps about 15mins drive, with other access points to the Portes du Soleil around 20mins drive. Thonon-les- Bains and the shores of Lac Lemman/Lake Geneva is only 25mins drive.





# MILL

