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# Maison Place du Village

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

**450 000 €uros**



## Contact

Contact **Ailsa Bishop** about this property.

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# Key Features

<b>Price</b>	450 000 Euros
<b>Status</b>	SOLD
<b>Last updated</b>	13/12/2021
<b>Area</b>	Portes Du Soleil
<b>Location</b>	St Jean d'Aulps & Vallée
<b>Village</b>	Le Biot
<b>Bedrooms</b>	4
<b>Bathrooms</b>	2
<b>Floor area</b>	140 m <sup>2</sup>
<b>Land area</b>	200 m <sup>2</sup>
<b>Detached</b>	No
<b>Heating</b>	Underfloor heating
<b>Chimney</b>	Wood burning stove
<b>Ski access</b>	Ski bus
<b>Nearest skiing</b>	6.8 km
<b>Nearest shops</b>	100 m
<b>Garden</b>	Yes
<b>Drainage</b>	Mains drains
<b>Energy efficiency rating</b>	D (229)
<b>CO2 emissions</b>	B (9)
<b>Agency fees</b>	Paid by the seller

## Property Description

This beautiful family home is situated right in the heart of the typical Savoyard village of le Biot. With the local bakery just around the corner and the village watering hole just a couple of steps away, this lovely house offers plenty both inside and out!

Spread over 3 floors, the property can be entered on the lower ground level from the rear. Opening into a very practical utility/boot room with separate cloakroom, there is plenty of space to store your outdoor gear before stepping in to your slippers and heading through the office/tv room and upstairs to the main living accommodation.

The ground floor offers a cosy and modern living space, with a fully fitted kitchen with central island and patio doors leading out to the sunny terrace. The sitting/dining room is light and airy, with wood burning stove to curl up around in winter, and bi-fold doors leading to the sunny deck for al-fresco summer dining and relaxation.

A wooden staircase leads to the top floor, where you will find three good-sized double bedrooms, one of which is en-suite, and an additional jack-and-jill bathroom. Finally, there is a small mezzanine, providing extra storage, or occasional additional sleeping accommodation, accessed via a wooden ladder.

Outside, the garden is small and low maintenance, with lovely views of the village square and surrounding mountains. There is ample public parking adjacent to the property.

The property has been newly renovated, with a new roof, a rewire, underfloor heating, and new insulation, meaning all your creature comforts are catered for.

Le Biot is a sought after village with a thriving community situated 10 minutes from the nearest ski slopes, 15 minutes from Morzine, 20 minutes from Lake Geneva and just over an hour from Geneva international airport.











