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# Chalet A Le Biot

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

**260 000 €uros**



## Contact

Contact **Amélie Gueguin** about this property.

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# Key Features

<b>Price</b>	260 000 €uros
<b>Status</b>	FOR SALE
<b>Last updated</b>	19/10/2021
<b>Area</b>	Portes Du Soleil
<b>Location</b>	St Jean d'Aulps & Vallée
<b>Village</b>	Le Biot
<b>Bedrooms</b>	2
<b>Bathrooms</b>	1
<b>Floor area</b>	83 m <sup>2</sup>
<b>Land area</b>	138 m <sup>2</sup>
<b>Detached</b>	No
<b>Ski access</b>	Ski bus
<b>Nearest skiing</b>	7 km
<b>Nearest shops</b>	50 m
<b>Garden</b>	Yes
<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

A brand new, 83m<sup>2</sup> end of terrace chalet on 2 levels, situated in the centre of Le Biot village.

The chalet will be delivered as a shell with all the major construction works completed, including; concrete walls, roof, exterior cladding, windows and doors, insulation etc. The interior will be unfinished with concrete ground floor and a wooden first floor. The purchaser will then be able to complete the interior to their own specification, including the layout of the rooms and choice of heating and hot water system.

As this is a new build, reduced notaire's fees will apply. The construction of the chalets is subject to an application for planning permission which was submitted by the developer in Autumn 2020. The chalets will be delivered with a 10 year guarantee for the finished shell.

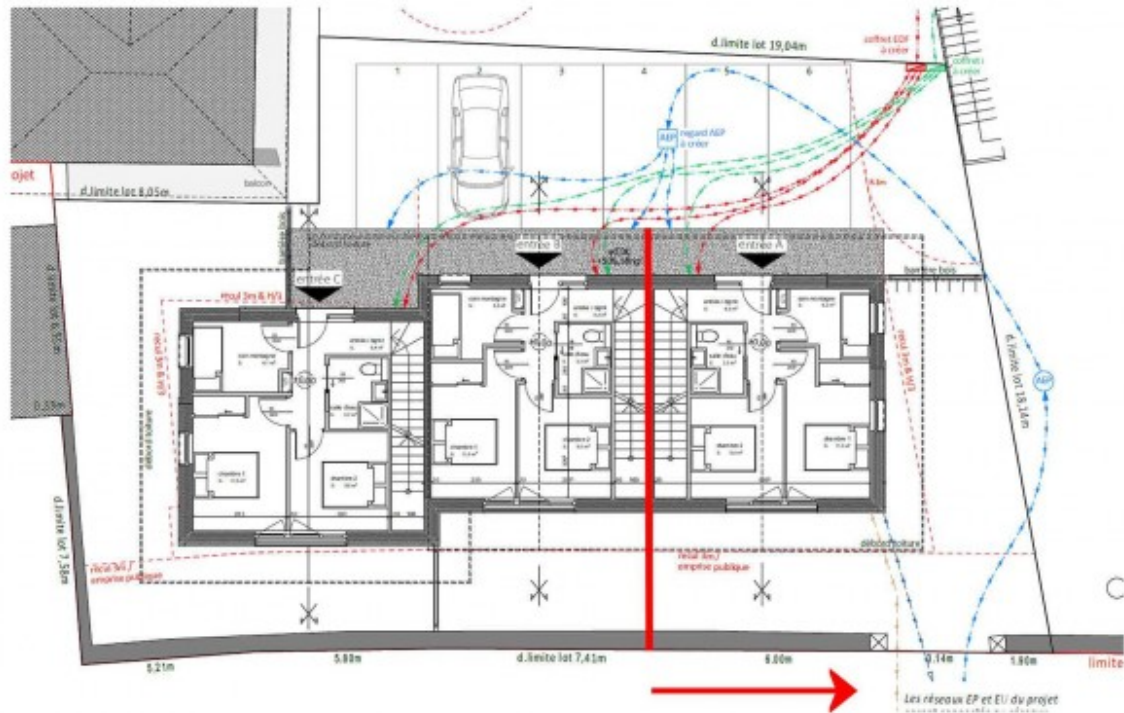
There is also the option to purchase the chalet, finished by the developer, at a price of 430 000 euros.

Le Biot is one of the most charming and sought-after villages in the valley, thanks to its sunny exposure, proximity to the ski slopes and its convenient situation between Morzine and Thonon les Bains, on the shores of Lac Léman.

The village offers a selection of amenities, including : bar/restaurant, boulangerie, cheese shop, hairdresser and a primary school. The nearby village of Saint Jean d'Aulps offers a wider selection of commerces and is just a 3 minute drive away.

In winter, the nearest ski slopes are at Saint Jean d'Aulps (Roc d'Enfer), a short drive away or the linked resorts of Morzine-Les Gets-Avoriaz accessed from Morzine, which is 10km away. All of these ski stations belong to the vast Portes du Soleil ski domaine (650km of pistes) which is also linked to Switzerland.

In the summer, the village has easy access to numerous nearby hiking routes.



plan rez de jardin

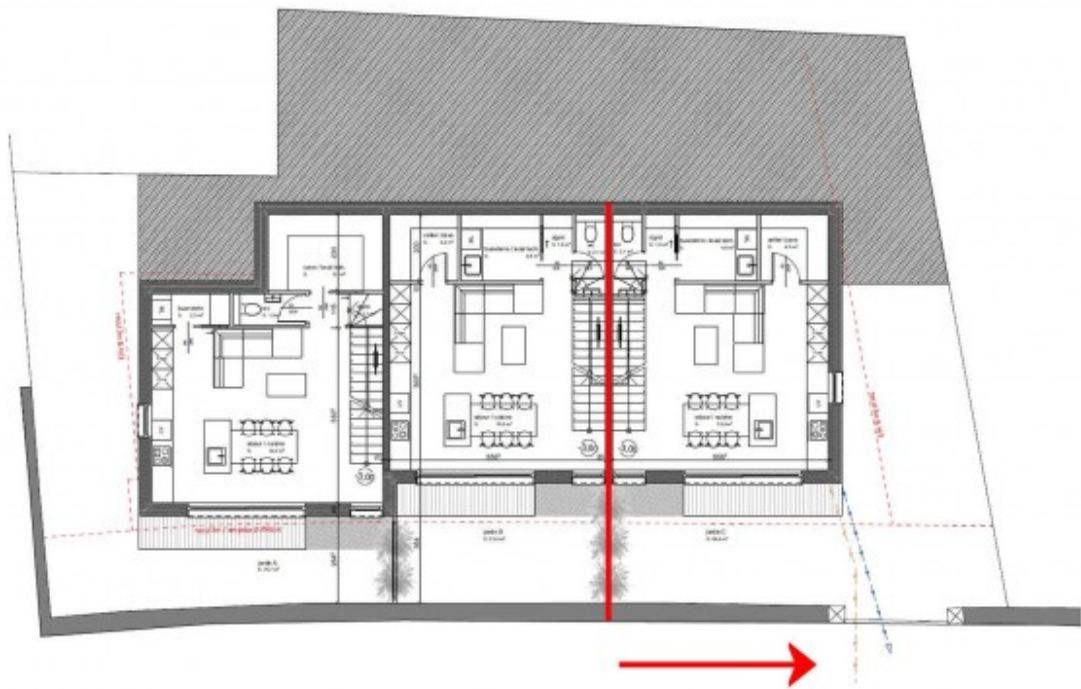


CONSTRUCTION DE 3 LOGEMENTS MITOYENS  
1522 route du "Chef Lieu"  
74 430 LE BIOT

### Plans

rez-de-chaussée

1:100	03/09/2020
Echelle	Date



plan rez de jardin

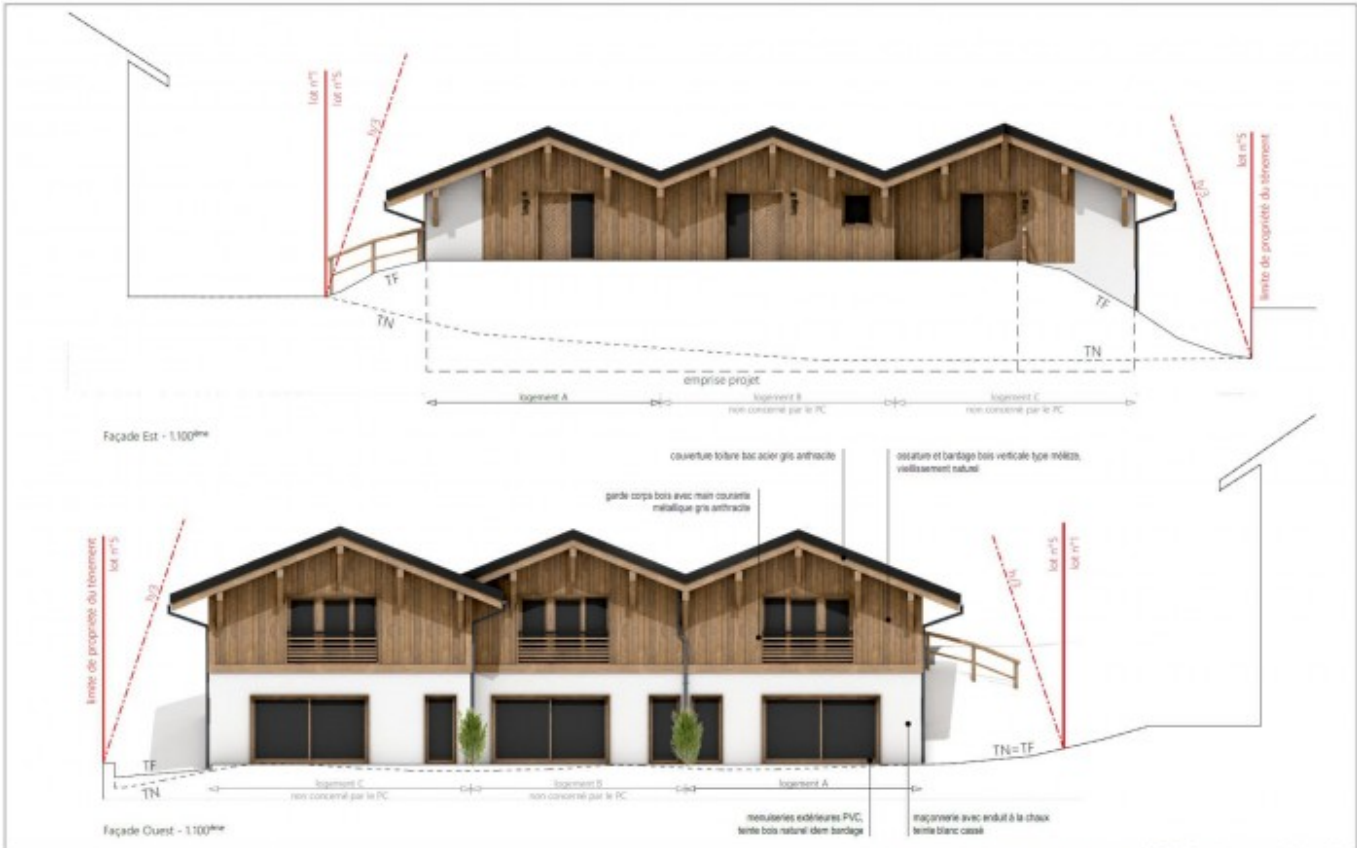


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### Plans

rez-de-jardin

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Échelle	Date



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		Façades Est & Ouest		1:100	03/09/2020

