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Ferme la Touvière

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

985 000 €uros



Contact

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Key Features

Price	985 000 Euros
Status	SOLD
Last updated	23/11/2023
Area	Portes Du Soleil
Location	St Jean d'Aulps & Vallée
Village	Le Biot
Bedrooms	4
Bathrooms	4
Floor area	204 m²
Land area	1102 m²
Detached	Yes
Heating	Underfloor heating
Nearest skiing	8.5 km
Nearest shops	1.7 km
Garden	Yes
Drainage	Mains drains
Energy efficiency rating	D (196)
CO2 emissions	B (6)
Agency fees	Paid by the seller

Property Description

Ferme la Touvière is a beautifully restored detached farmhouse situated in a tranquil hamlet within the commune of le Biot, close to the skiing domain of the Portes du Soleil and to the shores of magnificent Lake Geneva. The farmhouse is well over a century old, and retains much of its original character.

Kicking things off on a practical note, the property is entered via a useful boot room, providing ample space to store your outerwear in a warm, dry environment without having to bring wet or muddy gear indoors. The boot room leads through to the main hallway, with the sleeping accommodation on this floor. There is a lovely master bedroom with fabulous en-suite bathroom including free-standing tub with views and walk-in shower. A second generous double bedroom also has its own en-suite bathroom with walk-in shower.

Completing the bedrooms on this floor, the children's room is kitted out with two sets of bunk beds; great fun on family holidays for the kids to all pile in together! With two separate doorways from the hallway, it would be a quick and easy job to split this family room into two separate bedrooms if having a 5th bedroom suits your needs better. A family bathroom serves the kids bedroom, and has a bath with shower, a WC and sink. The bathrooms are all of the highest quality, with careful attention to detail throughout.

Upstairs, the wow factor continues with the magnificent exposed beams and cathedral ceilings, giving an impression of height and space. The generous open plan area flows from the contemporary kitchen to the convivial dining area, through to the cosy lounge and onto the restful library snug.

The kitchen is simply exquisite, with sleek satin grey units, a beautiful stone worktop and complementary glossy tiled flooring; the contrast of the ultra-modern kitchen with the traditional character features of the farmhouse is both striking and effective. The kitchen is also equipped with top quality appliances. The dining area is generously proportioned, with wonderful views through the floor-to-ceiling windows to the mountains beyond. The covered terrace has space for outdoor dining and is perfect for your evening apéritifs, taking in the alpine scenery.

Tucked away at the back of the main living space is the cosy library. The fitted bookshelves are a lovely feature and give the space an ambiance of quiet contemplation, perfect for unwinding with a glass of wine and escaping into a good book! A snug mezzanine is the perfect children's play area, tv den or teen hangout space, keeping the toys and games handily out of the way.

There is a final double bedroom on this main living floor, which is as generously proportioned as the downstairs rooms, and again with its own beautiful en-suite bathroom. There is a separate home office, ideal for remote working, and the guest cloakroom is yet another practical addition.

Outside, there is an enclosed garden, perfect for summer fun with the children, and very safe. The garden is relatively flat, and with some further landscaping could be transformed into a wonderful outdoor asset to the property.

There is off-street parking for 2 - 3 vehicles. The cave provides useful extra storage and is ideal for skis and sports equipment, and the surrounding views are wonderful.

The house itself is in a beautiful and peaceful setting, ideal for those looking to escape the crowds and appreciate the glorious surroundings. The hamlet of la Touvière is located 15 minutes away from Morzine and the Portes du Soleil, and 20 minutes from Lake Geneva with its beaches, marinas and lakeside cafés.



















