

Alpine Property SAS au capital de 3 450 € - RCS Thonon les Bains 508 578 556 - siège: 153 chemin du Chargeau, 74110 Morzine, France - Titulaire de la Carte Professionnelle n° CPI 7401 2016 000 017 391 délivrée par la CCI de la Haute Savoie

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Chalet Les Poiriers

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

795 000 €uros



Contact

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Key Features

Price 795 000 €uros Status UNDER CONTRACT

Last updated 14/10/2025 Area Portes Du Soleil

Location St Jean d'Aulps & Vallée

Village Le Biot
Bedrooms 4
Bathrooms 2
Floor area 159 m²
Land area 772 m²
Detached Yes

Heating Underfloor heating **Chimney** Wood burning stove

Ski accessSki busNearest skiing6.9 kmNearest shops4.6 kmGardenYes

GarageCovered parkingDrainageMains drainsTaxe foncière1046.00 €uros

Energy efficiency rating E (284) **CO2 emissions** B (9)

Agency fees Paid by the seller

Property Description

Discover this magnificent 159m² chalet on three floors, in the charming village of Le Biot. It is close to the centre and enjoys a splendid view of the mountains and is south-facing, ideal for enjoying the sun throughout the day.

The chalet is on 3 floors and is composed as follows:

On the ground floor, an entrance leading to a toilet and access to the basement, as well as a beautiful room that includes a living room with a wood stove, a dining room, and a fully equipped kitchen.

On the second floor, there are 4 bedrooms, all with balcony access, one with its own shower room and toilet, a bathroom, and a toilet.

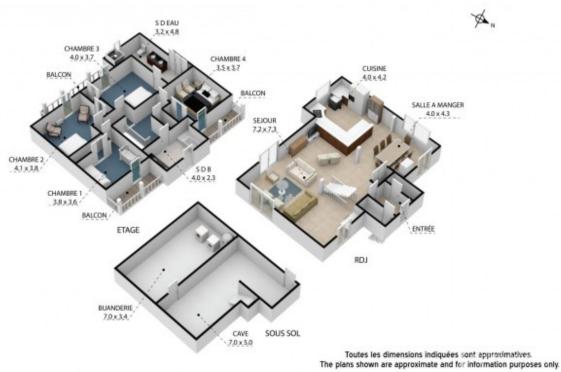
In the basement, there is a laundry area and a cellar.

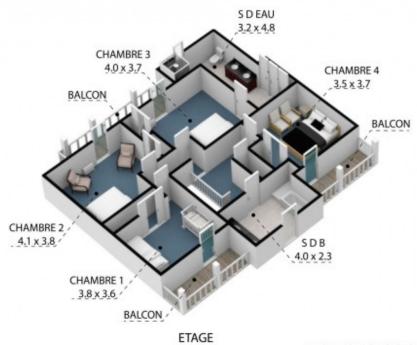
Outside, there is a carport and a perfectly maintained garden that surrounds the house.

Charming and sought-after village in the Aulps Valley due to its good exposure and proximity to ski resorts, Le Biot is located between Thonon les Bains and Morzine, specifically between La Baume and St Jean d'Aulps. The heart of the hamlet offers a bar/restaurant, a bakery, a cheese shop, a hairdresser, and a primary school. Other shops are in St Jean d'Aulps, just a 3-minute drive away. In winter, the nearest ski slopes are those of St Jean d'Aulps (Roc d'Enfer) a few minutes' drive away, or those of the Morzine-Les Gets-Avoriaz area accessible from Morzine. These resorts are part of the vast ski area of Portes du Soleil (650km of slopes), which also extends into Switzerland. In summer, the village offers various hiking possibilities.









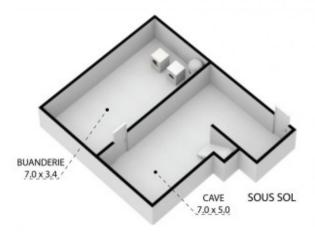
Toutes les dimensions indiquées sont approximatives.

The plans shown are approximate and for information purposes only.



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