



**alpine-property**

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

Tel: +44 (0)208 123 2384

Email: [info@alpine-property.com](mailto:info@alpine-property.com)

Web: [www.alpine-property.com](http://www.alpine-property.com)

# Chalet Les Poiriers

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

**795 000 €uros**



## Contact

Contact **Ailsa Bishop** about this property.

**Tel:** +33 6 71 14 68 08

**Email:** [ailsa@alpine-property.com](mailto:ailsa@alpine-property.com)

# Key Features

<b>Price</b>	795 000 Euros
<b>Status</b>	FOR SALE
<b>Last updated</b>	26/02/2025
<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>	159 m <sup>2</sup>
<b>Land area</b>	772 m <sup>2</sup>
<b>Detached</b>	Yes
<b>Heating</b>	Underfloor heating
<b>Chimney</b>	Wood burning stove
<b>Ski access</b>	Ski bus
<b>Nearest skiing</b>	6.9 km
<b>Nearest shops</b>	4.6 km
<b>Garden</b>	Yes
<b>Garage</b>	Covered parking
<b>Drainage</b>	Mains drains
<b>Taxe foncière</b>	1046.00 Euros
<b>Energy efficiency rating</b>	E (284)
<b>CO2 emissions</b>	B (9)
<b>Agency fees</b>	Paid by the seller

## Property Description

Discover this magnificent 159m<sup>2</sup> 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.

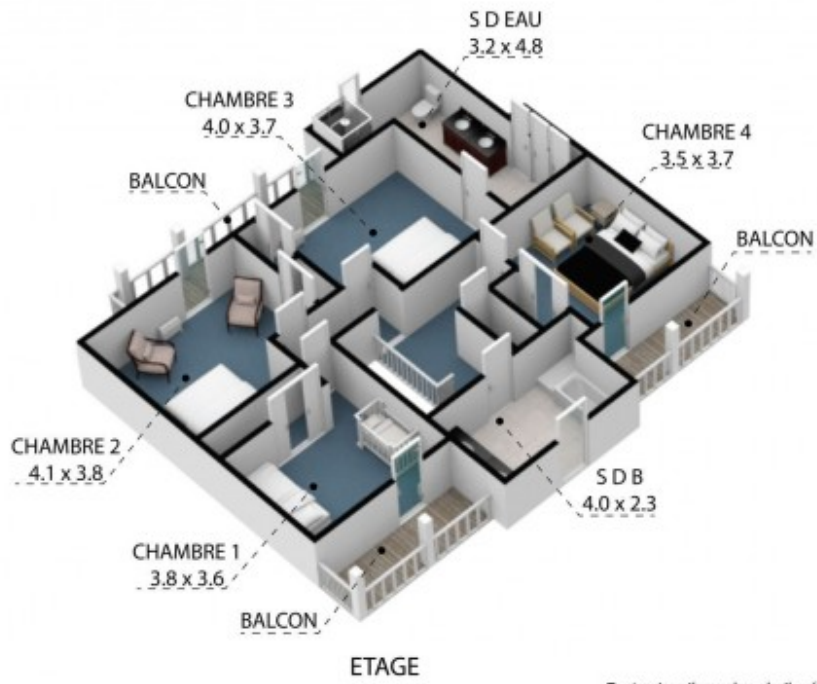
Outside, there is a carport and a perfectly maintained garden that surrounds the house.

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.





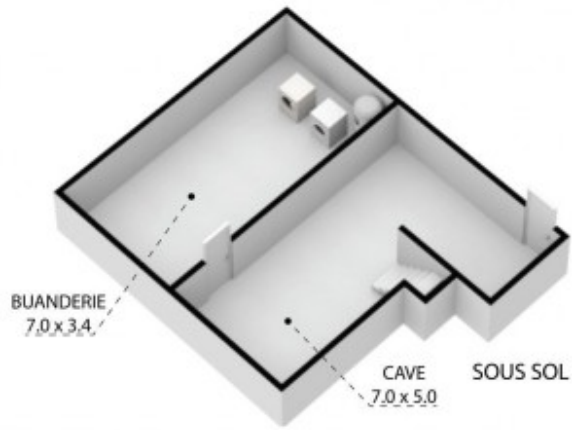
Toutes les dimensions indiquées sont approximatives.  
 The plans shown are approximate and for information purposes only.



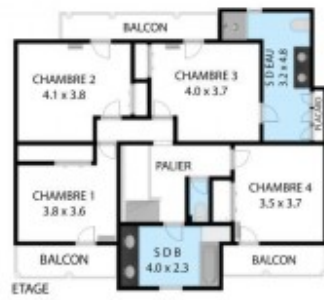
Toutes les dimensions indiquées sont approximatives.  
The plans shown are approximate and for information purposes only.



Toutes les dimensions indiquées sont approximatives.  
The plans shown are approximate and for information purposes only.



Toutes les dimensions indiquées sont approximatives.  
The plans shown are approximate and for information purposes only.



Toutes les dimensions indiquées sont approximatives.  
The plans shown are approximate and for information purposes only.







