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# Ferme Le Gys

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

**795 000 €uros**



## Contact

Contact **Ailsa Bishop** about this property.

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# Key Features

<b>Price</b>	795 000 Euros
<b>Status</b>	FOR SALE
<b>Last updated</b>	23/07/2025
<b>Area</b>	Portes Du Soleil
<b>Location</b>	St Jean d'Aulps & Vallée
<b>Village</b>	Le Biot
<b>Bedrooms</b>	8
<b>Bathrooms</b>	4
<b>Floor area</b>	248 m²
<b>Detached</b>	Yes
<b>Heating</b>	Oil fired central heating
<b>Chimney</b>	Wood burning stove
<b>Nearest skiing</b>	9 km
<b>Nearest shops</b>	1.2 km
<b>Garden</b>	Yes
<b>Garage</b>	Single
<b>Drainage</b>	Mains drains
<b>Energy efficiency rating</b>	E (268)
<b>CO2 emissions</b>	D (48)
<b>Agency fees</b>	Paid by the seller

## Property Description

Situated in the hamlet of Gys in the picturesque village of Le Biot, this beautifully renovated farmhouse offers a perfect blend of character, space, and versatility. Dating back over a century, the property has been tastefully modernized within the last 20 years, preserving its unique charm while ensuring modern comforts. With approximately 250m² of living space, including a self-contained 60m² apartment, this home is ideal for a large family, rental investment, or multigenerational living.

The main house, spanning around 185m², is thoughtfully arranged over two floors. The lower level features a fully equipped kitchen, a welcoming dining room, three generously sized double bedrooms, and a family bathroom. Upstairs, a striking double-height living area with a bar creates a dramatic yet cosy space for entertaining. This level also includes three additional bedrooms, two bathrooms—one ensuite and one family—and a kit room for added storage and practicality.

The separate 60m² apartment provides a fantastic opportunity for rental income or private guest accommodation. It comprises a living area with a kitchenette, two bedrooms, a bathroom, and a separate WC, ensuring complete independence from the main house.

Additional features of the property include a workshop with a cellar and a boiler room, providing ample storage and workspace. The enclosed garden offers a pleasant outdoor retreat, while off-street parking for approximately six vehicles is conveniently located across two separate plots. The home benefits from mains drainage, oil-fired central heating, a wood burner, and electric radiators in the apartment, as well as double glazing and an insulated roof.

Set on a total of 685m² of land, the property is divided into house and garden plots (498m²) and separate parking areas (187m²).

This charming farmhouse presents a rare opportunity to own a character-filled home in a stunning mountain setting, just a short drive from Morzine and the Portes du Soleil ski area. Whether as a primary residence, holiday home, or investment property, it offers a unique and versatile living arrangement in an idyllic location.













