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Ferme Le Gys

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

795 000 €uros



Contact

Contact **Geraldine Vicari** about this property.

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Key Features

Price	795 000 Euros
Status	FOR SALE
Last updated	04/11/2025
Area	Portes Du Soleil
Location	St Jean d'Aulps & Vallée
Village	Le Biot
Bedrooms	8
Bathrooms	4
Floor area	248 m²
Detached	Yes
Heating	Oil fired central heating
Chimney	Wood burning stove
Nearest skiing	9 km
Nearest shops	1.2 km
Garden	Yes
Garage	Single
Drainage	Mains drains
Energy efficiency rating	E (268)
CO2 emissions	D (48)
Agency fees	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). There is a single garage included too.

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.













