



# 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

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## Ferme Le Ruisseau

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

**395 000 €uros**



## Contact

Contact **Ailsa Bishop** about this property.

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# Key Features

<b>Price</b>	395 000 €uros
<b>Status</b>	UNDER CONTRACT
<b>Last updated</b>	21/12/2025
<b>Area</b>	Portes Du Soleil
<b>Location</b>	St Jean d'Aulps & Vallée
<b>Village</b>	Le Biot
<b>Bedrooms</b>	3
<b>Bathrooms</b>	2
<b>Land area</b>	413 m <sup>2</sup>
<b>Detached</b>	Yes
<b>Heating</b>	Electric radiators
<b>Chimney</b>	Wood burning stove
<b>Nearest skiing</b>	8.5 km
<b>Nearest shops</b>	1.6 km
<b>Garden</b>	Yes
<b>Garage</b>	None
<b>Drainage</b>	Septic tank
<b>Energy efficiency rating</b>	G (648)
<b>CO2 emissions</b>	C (21)
<b>Agency fees</b>	Paid by the seller

## Property Description

Set in the charming Savoyard village of Le Biot, this detached character farmhouse offers a rare opportunity to own a traditional alpine property with enormous potential for transformation. Situated in the hamlet of les Moulins, this south-facing property combines rustic charm with a peaceful location and breathtaking views of the surrounding mountains.

### Property Overview

With a footprint of approximately 100m<sup>2</sup>, the house is arranged over two main levels:

**Level -1:** A spacious cellar, ideal for storage or conversion.

**Level 0:** A fitted kitchen with dining area and cosy living space, one double bedroom, two additional windowless bedrooms, and two shower rooms (including one en-suite with separate WC). A summer kitchen/laundry area offers further versatility.

**Level 1:** A large traditional barn space ripe for conversion into additional living accommodation (subject to planning permission).

### Exterior Features

Sunny wooden balcony and a concrete terrace, perfect for outdoor dining.

Off-street parking for one to two vehicles.

Manageable garden space with panoramic views.

### Construction & Utilities

Traditional stone construction with wooden upper level.

Uninsulated tiled roof in good condition (replaced 2015).

Connected to mains electricity and water, septic tank in place (non-compliant).

Mostly single-glazed windows, some double glazing. Electric heating.

Plot size: 413m<sup>2</sup> (non-constructible natural zone).

### Location Highlights

Peaceful rural setting with plenty of sunshine.

Located in Le Biot, a picturesque village with easy access to the Portes du Soleil ski area (around 20 mins by car)

and Lake Geneva (under 25 mins).

Ideal for nature lovers, hikers, and those seeking tranquillity.

### **Condition & Potential**

The property is immediately habitable, yet offers a wealth of opportunity for a buyer seeking a renovation project. With good structural integrity and a generous barn space, it's a perfect canvas to create a bespoke mountain home. However, significant updates will be required, including:

Heating system and insulation improvements

Window upgrades

Septic tank replacement

Interior modernisation and damp proofing

### **Why You'll Love It**

- Character-filled property with authentic features
- Rare opportunity to add value and create a unique home
- Stunning views and peaceful setting
- Great potential as a family home, holiday retreat, or rental investment

Get in touch to arrange a viewing or learn more about this exciting project opportunity!













