



**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

Web: www.alpine-property.com

## Ferme Les Moulins

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

**495 000 €uros**



## Contact

Contact **Clare Harvey** about this property.

**Tel:** +33 7 68 73 12 55

**Email:** clare.h@alpine-property.com

# Key Features

<b>Price</b>	495 000 €uros
<b>Status</b>	FOR SALE
<b>Last updated</b>	02/01/2026
<b>Area</b>	Portes Du Soleil
<b>Location</b>	St Jean d'Aulps & Vallée
<b>Village</b>	Le Biot
<b>Bedrooms</b>	2
<b>Bathrooms</b>	1
<b>Land area</b>	2402 m <sup>2</sup>
<b>Detached</b>	Yes
<b>Heating</b>	Electric radiators
<b>Chimney</b>	Enclosed fire
<b>Nearest skiing</b>	8.4 km
<b>Nearest shops</b>	6 km
<b>Garden</b>	Yes
<b>Garage</b>	None
<b>Drainage</b>	Septic tank
<b>Energy efficiency rating</b>	F (369)
<b>CO2 emissions</b>	C (11)
<b>Agency fees</b>	Paid by the seller

## Property Description

Nestled in a peaceful hamlet just outside the charming village of Le Biot, this authentic Savoyard farmhouse offers exceptional potential for those seeking a character-filled renovation project in a stunning Alpine setting. Dating back to 1893, the property includes a detached main house, a large two-storey stone-and-wood annex, a mazot, and surrounding land totalling approximately 2,400m<sup>2</sup>.

### Property Overview

This former farmstead spans two levels plus a basement, with a footprint of around 100m<sup>2</sup>, and includes:

- *Basement*: A large main cellar and a second vaulted cellar, ideal for wine storage or future conversion.
- *Ground Floor*: Entrance hallway, fitted kitchen, and a living room with wood-burning insert, two bedrooms and a bathroom with shower and WC, external access to a storage room (cellier).
- *Upper Level*: A spacious open barn with exposed beams and timber flooring - ripe for transformation into additional living space (subject to planning approval).

### Annex Building

A detached two-level stone-and-wood outbuilding, currently uninhabitable:

- *Ground floor*: bare flooring.
- *Upper level*: wooden floor.
- Excellent potential to convert into a separate dwelling, studio, or workshop (services not yet connected).

### Exterior

- Covered terrace, private parking area, mazot, and garden.
- Parcel is made up of multiple plots, with the house and annex legally designated for residential use in the local zoning plan (PLU).
- Total land area includes a non-adjoining parcel, ideal for gardening or recreation.

### Construction & Technical Details

- Stone masonry on the ground floor, timber upper barn, and steel sheet roofing (2015) in excellent condition.
- Non-insulated roof, recent electric heating, and double-glazed windows with shutters.
- Septic tank (not up to current standards).
- The main house is habitable, though a full renovation (including insulation and finishing of the barn) is required

for modern living standards.

- The annex is structurally sound, but also in need of full renovation for habitation.

### **Location**

- Peaceful countryside location, just 1.5km from Le Biot village centre.  
- 14km to Morzine, 19km to Thonon-les-Bains, and 60km to Geneva Airport.  
- Orientation: South and West, offering plenty of natural light and pastoral views. Some neighbouring properties nearby, but not directly overlooking.

### **Condition & Potential**

- The main ground floor is liveable, making it possible to reside on-site while undertaking works.  
- Ideal for those seeking to create a bespoke Alpine home, holiday let, or investment property.  
- The annex offers additional development potential, whether for multi-generational living, a rental unit, or professional workspace.

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

- A rare, character-filled property with great bones and huge potential  
- Quiet natural setting with peaceful views and sunshine  
- Live-in-ready ground floor while you renovate  
- Separate outbuilding for future conversion  
- Increasingly rare opportunity to buy a traditional Savoyard farmhouse.













