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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 Les Moulins

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

495 000 €uros



Contact

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Key Features

Price	495 000 Euros
Status	FOR SALE
Last updated	06/05/2025
Area	Portes Du Soleil
Location	St Jean d'Aulps & Vallée
Village	Le Biot
Bedrooms	2
Bathrooms	1
Land area	2402 m²
Detached	Yes
Heating	Electric radiators
Chimney	Enclosed fire
Nearest skiing	8.4 km
Nearest shops	6 km
Garden	Yes
Garage	None
Drainage	Septic tank
Energy efficiency rating	F (369)
CO2 emissions	C (11)
Agency fees	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 2,400m².

Property Overview

This former farmstead spans two levels plus a basement, with a footprint of around 100m², 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.













