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Domaine Le Martinet

Passy, Chamonix & Vallée, Mont Blanc

2 080 000 €uros



Contact

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Key Features

Price	2 080 000 €uros
Status	FOR SALE
Last updated	26/03/2026
Area	Mont Blanc
Location	Chamonix & Vallée
Village	Passy
Bedrooms	7
Bathrooms	4
Floor area	238.1 m ²
Land area	1918 m ²
Detached	Yes
Heating	Electric radiators
Chimney	Pellet stove
Nearest skiing	7 km
Nearest shops	4.4 km
Garden	Yes
Garage	Covered parking
Drainage	Mains drains
Taxe foncière	1982.00 €uros
Energy efficiency rating	D (241)
CO2 emissions	B (7)
Agency fees	Paid by the seller

Property Description

Domaine le Martinet is an exceptional property that was originally a Napoleonic-era inn, now meticulously restored with its own private water source, water wheel and established gardens. Discreetly positioned at the end of a quiet country lane in the charming hamlet of La Motte, near the alpine village of Servoz, just at the gateway to the Chamonix valley.

Set on a generous plot of nearly 2000 m², the Domaine le Martinet offers ample outdoor space for entertaining, complete with landscaped gardens, swimming pool, its own stream, and even beehives.

With seven bedrooms, expansive living areas, and multiple terraces and balconies, the property combines scale with classic alpine charm.

While currently configured as three self-contained apartments — ideal for multigenerational living, guests, or rental income, the chalet retains internal openings between floors, thus allowing for an effortless return to a single, grand family home.

Surrounded by natural beauty yet just a short drive from Geneva's city centre airport, and international schools, this exceptional property delivers both privacy and convenience in equal measure.

On the garden level, we have a traditional renovation, incorporating lovingly restored original features into everyday living. Maintained to a high standard by the current owners, the latest renovations were carried out in 2022.

The ground floor comprises thus: Entrance hall, open plan dining room/kitchen, hallway, shower room with double sink, WC, two double bedrooms, vaulted living room, hallway, second entrance, office/studio space upstairs. Direct access from the kitchen/dining room to large south-facing terrace.

The first floor was renovated in 2024 and is currently a stylish and successfully run holiday let. Independent

entrance, open-plan kitchen/dining area and living room with a south-facing balcony, two double bedrooms, WC, shower room.

The upper floor was entirely rebuilt from scratch in 2020 to create an independent contemporary duplex apartment, with its own entrance, covered parking and garden space: Spacious entry hall, two bedrooms, shower room, WC, laundry/storage area, designer kitchen with African granite worktops opening onto high ceilinged dining and living room with south-facing balcony and breathtaking views. On the mezzanine is a second lounge area/snug and a master bedroom with en-suite shower room and private balcony.

Exterior: Meticulously landscaped garden with stream and water wheel, fish pond, large terrace, stone storage cellar, renovated independent workshop, stables, chicken coop, swimming pool, stone water trough and 6 parking spaces, one of which is covered.

Le Martinet is a unique property offering multiple options for usage and living arrangements depending on the owner/s. Close to Geneva and numerous Alpine resorts boasting year-round activities, yet set back in its private surroundings away from the crowds.













