



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

Domaine Le Martinet

Passy, Chamonix & Vallée, Mont Blanc

2 650 000 €uros



Contact

Contact **Claire Williams** about this property.

Tel: +33 6 23 49 38 20

Email: claire@alpine-property.com

Key Features

Price	2 650 000 €uros
Status	FOR SALE
Last updated	17/07/2025
Area	Mont Blanc
Location	Chamonix & Vallée
Village	Passy
Bedrooms	7
Bathrooms	4
Floor area	350 m²
Land area	1918 m²
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.

This immaculately maintained farmhouse, set on nearly 2000m of land, benefits from an elevated position, set against the majestic backdrop of the Mont Blanc massif and enjoys sweeping panoramic views from its expansive sun terrace, reaching across the dramatic peaks to the alpine meadows and ski slopes of Combloux and Mégève. Rich in character and surrounded by nature, it offers a sense of refuge, where history, beauty, and stillness meet.

Le Martinet was run as a restaurant, welcoming guests into the vaulted former stables to dine on delicious local produce. Today it is a private residence.

The property is currently divided into three separate apartments, offering flexibility of use and potential income to any prospective buyer.

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.













