



**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](mailto:info@alpine-property.com)

Web: [www.alpine-property.com](http://www.alpine-property.com)

# Ferme de la Source

**Les Houches, Chamonix & Vallée, Mont Blanc**

**4 800 000 €uros**



## Contact

Contact **Claire Williams** about this property.

**Tel:** +33 6 23 49 38 20

**Email:** [claire@alpine-property.com](mailto:claire@alpine-property.com)

# Key Features

<b>Price</b>	4 800 000 €uros
<b>Status</b>	FOR SALE
<b>Last updated</b>	06/06/2026
<b>Area</b>	Mont Blanc
<b>Location</b>	Chamonix & Vallée
<b>Village</b>	Les Houches
<b>Bedrooms</b>	5
<b>Bathrooms</b>	5
<b>Floor area</b>	476 m <sup>2</sup>
<b>Land area</b>	19200 m <sup>2</sup>
<b>Detached</b>	Yes
<b>Heating</b>	Underfloor heating
<b>Chimney</b>	Enclosed fire
<b>Nearest skiing</b>	2.1 km
<b>Nearest shops</b>	1.4 km
<b>Garden</b>	Yes
<b>Garage</b>	Double
<b>Drainage</b>	Septic tank
<b>Taxe foncière</b>	5376.00 €uros
<b>Energy efficiency rating</b>	B (80)
<b>CO2 emissions</b>	A (2)
<b>Agency fees</b>	Paid by the seller

## Property Description

Meticulously reconstructed in 2020 by the current owner as their primary residence, Ferme de la Source is a beautifully appointed five-bedroom farmhouse perched above Les Houches, offering a perfect blend of historic character and contemporary luxury.

This truly exceptional property has the grandeur of an exclusive Colorado ski lodge, it's majestic position overlooking the private protected 19 200m<sup>2</sup> domaine, the tree-lined driveway leading to the valley of Les Houches beyond.

In winter, the double-sided glass fireplace and underfloor heating throughout invite guests to curl up and relax in the lounge after a day on the ski slopes.

In the summer months, the outdoor dining area and vast flagstone terrace provides a perfect vantage point from which to sip a sundowner whilst looking out across the valley, warmed by the late evening sun.

The property comprises thus:

**Lower Ground Floor:** Gym, technical room, storage room with potential for conversion into a home spa, plus a generous cinema/games room

**Ground Floor:** Welcoming entrance leading to an open-plan kitchen featuring a range cooker, breakfast bar, and dining area. Double-height lounge with fireplace, two en-suite bedrooms, office, utility room, and a secondary entrance with ski room.

**First floor:** Expansive 78m<sup>2</sup> double-height mezzanine, master suite with dressing room and large bathroom, two additional en-suite bedrooms, children's nook/games room.

**Exterior:** 19 200m<sup>2</sup> of protected private land, high ceilinged 74m<sup>2</sup> garage, mazot, wraparound flagstone terrace

with outdoor dining area, long private driveway, ample parking.

A rare proposition of luxury and privacy combined with nearby access to numerous ski areas and Geneva airport.













