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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 de la Source

Les Houches, Chamonix & Vallée, Mont Blanc

4 800 000 €uros



Contact

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Key Features

Price	4 800 000 €uros
Status	FOR SALE
Last updated	08/12/2025
Area	Mont Blanc
Location	Chamonix & Vallée
Village	Les Houches
Bedrooms	5
Bathrooms	5
Floor area	476 m²
Land area	19200 m²
Detached	Yes
Heating	Underfloor heating
Chimney	Enclosed fire
Nearest skiing	2.1 km
Nearest shops	1.4 km
Garden	Yes
Garage	Double
Drainage	Septic tank
Taxe foncière	5376.00 €uros
Energy efficiency rating	B (80)
CO2 emissions	A (2)
Agency fees	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 200m2 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 78m2 double-height mezzanine, master suite with dressing room and large bathroom, two additional en-suite bedrooms, children's nook/games room.

Exterior: 19 200m2 of protected private land, high ceilinged 74m2 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.













