



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

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

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 m ²
Land area	19200 m ²
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.













