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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 des Pècles

**Chamonix, Chamonix & Vallée, Mont Blanc**

**2 300 000 €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>	2 300 000 €uros
<b>Status</b>	FOR SALE
<b>Last updated</b>	16/01/2026
<b>Area</b>	Mont Blanc
<b>Location</b>	Chamonix & Vallée
<b>Village</b>	Chamonix
<b>Bedrooms</b>	5
<b>Bathrooms</b>	3
<b>Floor area</b>	239 m²
<b>Land area</b>	1190 m²
<b>Detached</b>	No
<b>Heating</b>	Underfloor heating
<b>Chimney</b>	Enclosed fire
<b>Ski access</b>	Ski bus
<b>Nearest skiing</b>	1.3 km
<b>Nearest shops</b>	750 m
<b>Garden</b>	Yes
<b>Garage</b>	Covered parking
<b>Drainage</b>	Mains drains
<b>Energy efficiency rating</b>	E (245)
<b>CO2 emissions</b>	E (76)
<b>Agency fees</b>	Paid by the seller

## Property Description

Located in the highly sought-after area of les Pècles, just outside the centre of Chamonix, this authentic semi-detached Savoyard farmhouse dates back to the 1880s and offers 240 m² of living space on a generous land plot of 1190m².

Just a short walk from the town centre, the property enjoys panoramic views of the Mont Blanc range, excellent sun exposure, and direct access to the many walking and cycling paths that connect the valley.

Excellent public transport links from Ferme des Pècles reduce reliance on a car, with local schools, shops, restaurants, and ski areas within close proximity.

The property comprises thus:

- **Basement:** Vaulted cave
- **Ground floor:** Large entrance hall, double bedroom with en-suite, two single bedrooms, bathroom, separate WC, fitted kitchen, boiler room, vaulted cellar (formerly a bread oven)
- **First floor:** large landing area, master bedroom with south-facing balcony and Mont Blanc views, single bedroom, shower room, WC, living area, storage room
- **Under the eaves:** attic area to be converted into additional habitual space
- **Exterior:** Large landscaped garden, with two-storey mazot, car port, private parking.

The land plot is in an urban buildable zone with a permitted footprint of 40% subject to planning permission.

























