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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 des Pècles

Chamonix, Chamonix & Vallée, Mont Blanc

2 300 000 €uros



Contact

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Key Features

Price	2 300 000 €uros
Status	FOR SALE
Last updated	16/04/2026
Area	Mont Blanc
Location	Chamonix & Vallée
Village	Chamonix
Bedrooms	5
Bathrooms	3
Floor area	239 m ²
Land area	1190 m ²
Detached	No
Heating	Underfloor heating
Chimney	Enclosed fire
Ski access	Ski bus
Nearest skiing	1.3 km
Nearest shops	750 m
Garden	Yes
Garage	Covered parking
Drainage	Mains drains
Energy efficiency rating	E (245)
CO2 emissions	E (76)
Agency fees	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.













