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Le Nid du Martinet

Passy, Chamonix & Vallée, Mont Blanc

785 000 €uros



Contact

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Key Features

Price	785 000 Euros
Status	FOR SALE
Last updated	06/04/2026
Area	Mont Blanc
Location	Chamonix & Vallée
Village	Passy
Bedrooms	3
Bathrooms	2
Floor area	92.3 m ²
Heating	Combined system
Chimney	Pellet stove
Nearest skiing	7 km
Nearest shops	4.4 km
Garden	Yes
Garage	Covered parking
Drainage	Mains drains
Taxe foncière	853.00 Euros
Number of lots	2
Procédure en cours	No
Energy efficiency rating	C (163)
CO2 emissions	B (6)
Agency fees	Paid by the seller

Property Description

Originally part of a Napoleonic-era inn built in 1820, Le Nid du Martinet is a recently restored loft style property set on the upper two floors of the original building. Discreetly positioned at the end of a quiet country lane in the charming hamlet of La Motte, near the alpine village of Servoz, just at the gateway to the Chamonix valley.

The property benefits from an elevated position set against the majestic backdrop of the Mont Blanc massif and enjoys sweeping panoramic views from its expansive sun terrace, reaching across the dramatic peaks to the alpine meadows and ski slopes of Combloux and Mégève. Rich in character and surrounded by nature, it offers a sense of refuge.

Before being divided into separate apartments, the Martinet was run as a restaurant, welcoming guests into the vaulted former stables to dine on delicious local produce. Today it is a private residence.

The building is currently divided into two properties with a condominium of two co-owners having been created. The upper levels are one unit, and the lower two another. There is the option to purchase the whole building, or one unit individually.

Le Nid du Martinet was entirely rebuilt in 2020 to create an independent contemporary duplex apartment across the upper two floors. It benefits from an independent entrance with storage, covered parking, and private garden.

Spacious entry hall, two bedrooms, shower room, WC, laundry/storage area, designer kitchen with African granite worktops opening onto high ceilinged dining and living room with south-facing balcony and breathtaking views. On the mezzanine is a master bedroom with en-suite shower room and private balcony.

Private parking, storage space and garden complete the property.

Close to Geneva and numerous Alpine resorts boasting year-round activities, yet set back in it's private surroundings away from the crowds.

The property is covered by the copropriété rules.













