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# Maison du Martinet

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

**1 295 000 €uros**



## Contact

Contact **Claire Williams** about this property.

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# Key Features

<b>Price</b>	1 295 000 €uros
<b>Status</b>	FOR SALE
<b>Last updated</b>	05/04/2026
<b>Area</b>	Mont Blanc
<b>Location</b>	Chamonix & Vallée
<b>Village</b>	Passy
<b>Bedrooms</b>	4
<b>Bathrooms</b>	2
<b>Floor area</b>	145 m <sup>2</sup>
<b>Heating</b>	Electric radiators
<b>Ski access</b>	Ski bus
<b>Nearest skiing</b>	7 km
<b>Nearest shops</b>	4.4 km
<b>Garden</b>	Yes
<b>Drainage</b>	Mains drains
<b>Number of lots</b>	2
<b>Procédure en cours</b>	No
<b>Energy efficiency rating</b>	E (241)
<b>CO2 emissions</b>	B (7)
<b>Agency fees</b>	Paid by the seller

## Property Description

Domaine le Martinet is an exceptional property that was originally a Napoleonic-era inn, now meticulously restored with its own private water source, water wheel and established gardens. 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 is set on nearly 2000m of land 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, where history, beauty, and stillness meet.

Le Martinet was, until recently, run as a restaurant, welcoming guests into the vaulted former stables to dine on delicious local produce. Today it is a private residence.

The property is currently divided into two 2 bedroom apartments with separate entrances. There is the option to reunite both levels to create one larger property.

**On the garden level** we have a traditional renovation, incorporating lovingly restored original features into everyday living. Maintained to a high standard by the current owners, the latest renovations were carried out in 2022.

The apartment comprises thus: Entrance hall, open plan dining room/kitchen, hallway, shower room with double sink, WC, two double bedrooms, vaulted living room, hallway, second entrance, office/studio space upstairs. Direct access from the kitchen/dining room to large south-facing terrace.

**The first floor apartment** was renovated in 2024 and is currently a stylish and successfully run holiday let. Independent entrance, open-plan kitchen/dining area and living room with a south-facing balcony, two double bedrooms, WC, shower room.

**Exterior:** Meticulously landscaped garden with stream and water wheel, fish pond, large terrace, stone storage cellar, renovated independent workshop, swimming pool, stone water trough and 5 parking spaces.

Le Martinet is a unique property offering multiple options for usage and living arrangements depending on the owner/s. 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.













