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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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Maison Place du Village

Le Biot, St Jean d'Aulps & Vallée, Portes Du Soleil

450 000 €uros



Contact

Contact **Ailsa Bishop** about this property.

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Key Features

Price	450 000 Euros
Status	SOLD
Last updated	13/12/2021
Area	Portes Du Soleil
Location	St Jean d'Aulps & Vallée
Village	Le Biot
Bedrooms	4
Bathrooms	2
Floor area	140 m²
Land area	200 m²
Detached	No
Heating	Underfloor heating
Chimney	Wood burning stove
Ski access	Ski bus
Nearest skiing	6.8 km
Nearest shops	100 m
Garden	Yes
Drainage	Mains drains
Energy efficiency rating	D (229)
CO2 emissions	B (9)
Agency fees	Paid by the seller

Property Description

This beautiful family home is situated right in the heart of the typical Savoyard village of le Biot. With the local bakery just around the corner and the village watering hole just a couple of steps away, this lovely house offers plenty both inside and out!

Spread over 3 floors, the property can be entered on the lower ground level from the rear. Opening into a very practical utility/boot room with separate cloakroom, there is plenty of space to store your outdoor gear before stepping in to your slippers and heading through the office/tv room and upstairs to the main living accommodation.

The ground floor offers a cosy and modern living space, with a fully fitted kitchen with central island and patio doors leading out to the sunny terrace. The sitting/dining room is light and airy, with wood burning stove to curl up around in winter, and bi-fold doors leading to the sunny deck for al-fresco summer dining and relaxation.

A wooden staircase leads to the top floor, where you will find three good-sized double bedrooms, one of which is en-suite, and an additional jack-and-jill bathroom. Finally, there is a small mezzanine, providing extra storage, or occasional additional sleeping accommodation, accessed via a wooden ladder.

Outside, the garden is small and low maintenance, with lovely views of the village square and surrounding mountains. There is ample public parking adjacent to the property.

The property has been newly renovated, with a new roof, a rewire, underfloor heating, and new insulation, meaning all your creature comforts are catered for.

Le Biot is a sought after village with a thriving community situated 10 minutes from the nearest ski slopes, 15 minutes from Morzine, 20 minutes from Lake Geneva and just over an hour from Geneva international airport.











