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# Maison Le Biot

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

**275 000 €uros**



## Contact

Contact **Claudia Buttet** about this property.

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# Key Features

<b>Price</b>	275 000 Euros
<b>Status</b>	SOLD
<b>Last updated</b>	24/02/2014
<b>Area</b>	Portes Du Soleil
<b>Location</b>	St Jean d'Aulps & Vallée
<b>Village</b>	Le Biot
<b>Bedrooms</b>	5
<b>Bathrooms</b>	2
<b>Floor area</b>	150 m <sup>2</sup>
<b>Land area</b>	300 m <sup>2</sup>
<b>Detached</b>	No
<b>Chimney</b>	Wood burning stove
<b>Nearest skiing</b>	5 km
<b>Garden</b>	No
<b>Drainage</b>	Septic tank
<b>Annual Taxes (est)</b>	786 Euros
<b>Energy efficiency rating</b>	F (391)
<b>CO2 emissions</b>	TBC
<b>Agency fees</b>	Paid by the seller

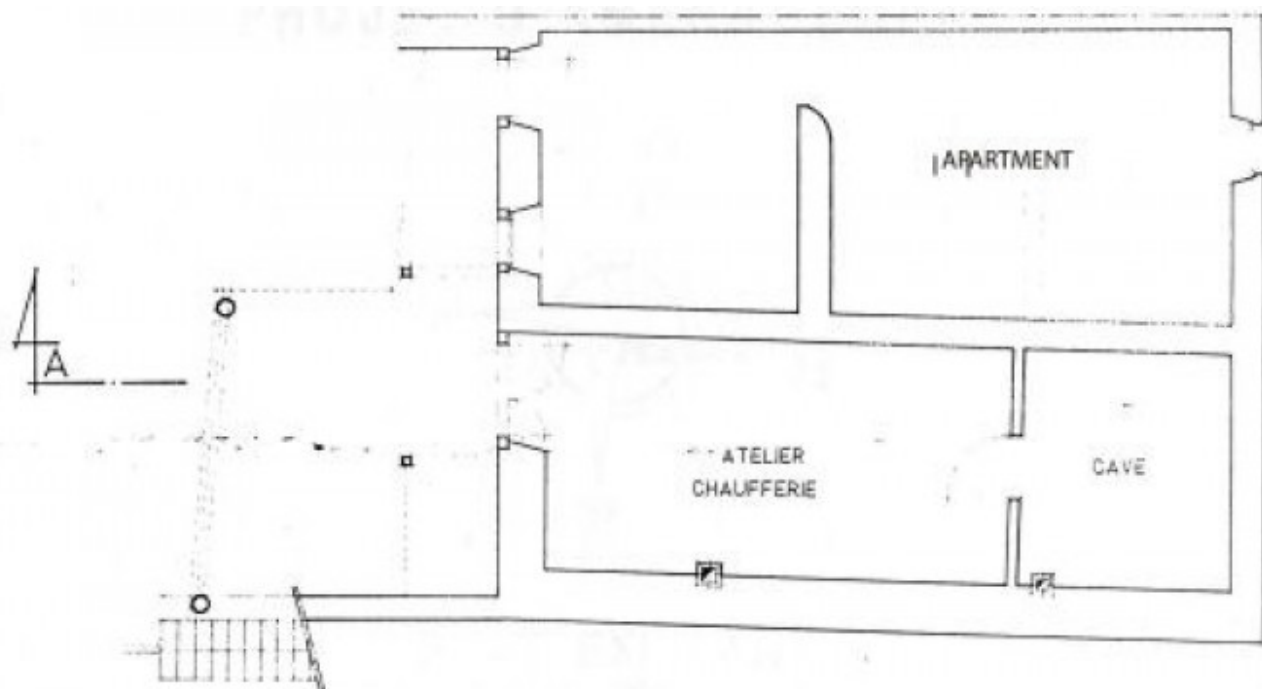
## Property Description

This traditional Savoyard property is located in the heart of the village of le Biot, near the popular ski resort of Morzine. The property dates back over 100 years, and was built using traditional the stone and wood building techniques of that era. Much of this character remains in place today.

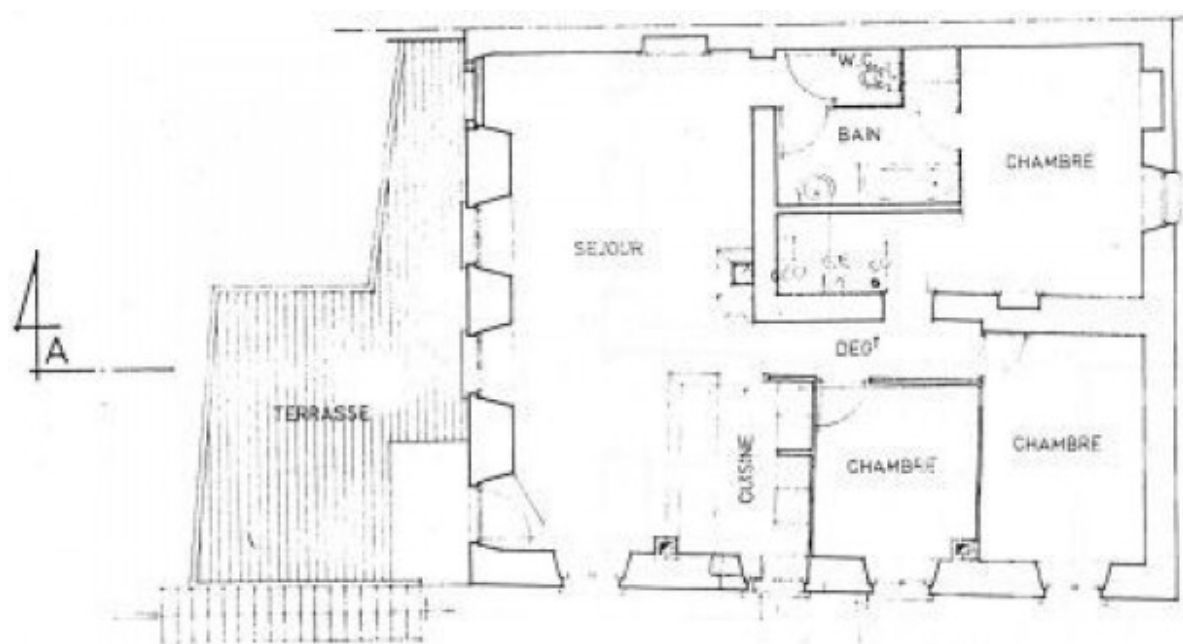
The main living accomodation is located on the first floor, with approximately 100m2 of habitable space. There are 3 good sized double bedrooms, a bathroom, a laundry area, and a large kitchen/dining/living room with wood burning stove. The living accomodation has been sympathetically renovated by the current owners to create a spacious home. Outisde, there are two large terraces, one East facing and one South facing with lovely views.

On the ground floor, there is a large cellar, which houses the oil tank for the central heating, and an apartment conversion. The apartment measures approx 55m2 and has an open plan living/kitchen area, 2 double bedrooms and a bathroom. This apartment is rented out by the current owners to seasonal workers working in the nearby ski resorts of the Portes du Soleil.

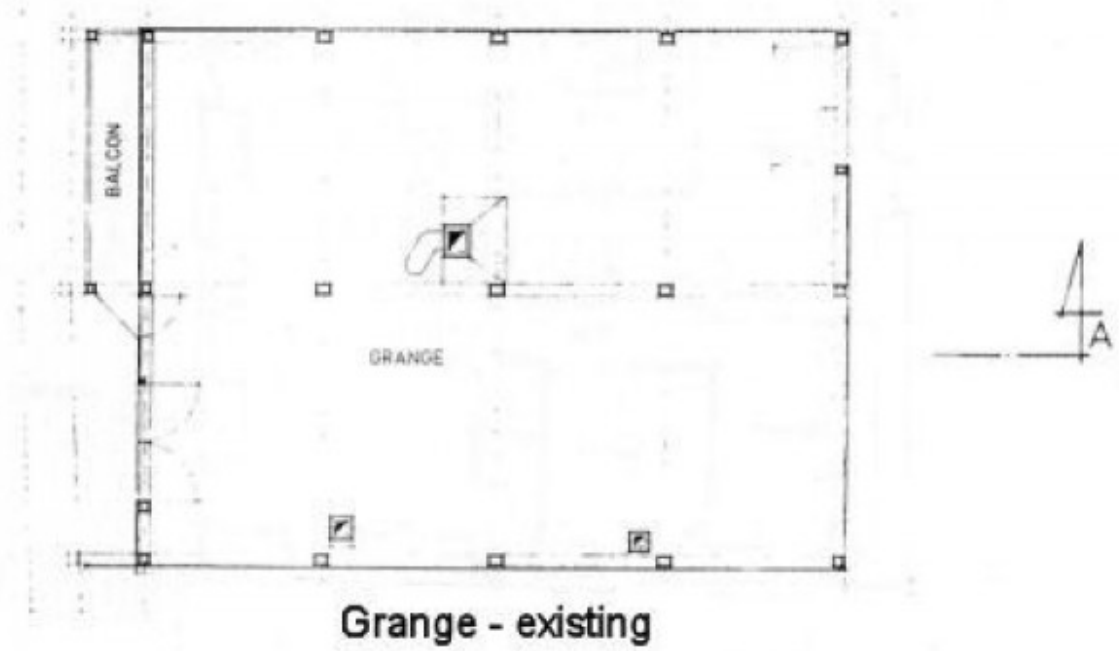
The show-stopper of this property is the unconverted barn, above the current living accomodation. This space measures approx 150m2 and has the potential to be transformed into specatcular living accomodation. There are a number of possibilities for the conversion, but the current owners have had plans drawn up to create two 2 bedroom duplex apartments measuring approx 70m2 each. It would also be possible to create one large apartment, or indeed one large home by linking the current living acomodation internally to the barn.

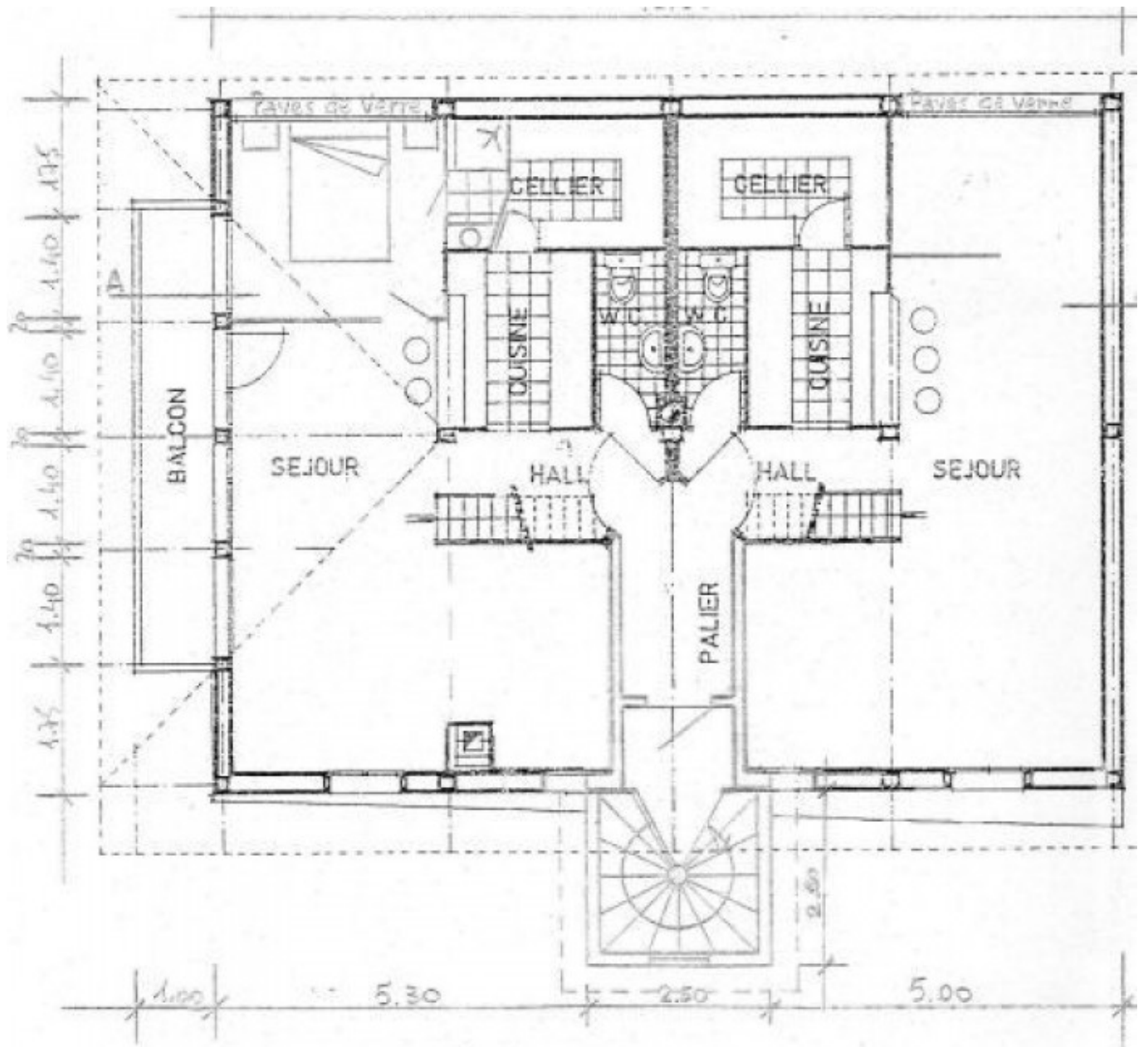


PLAN DU SOUS SOL



PLAN DU REZ DE CHAUSSEE





PLAN DE L'ETAGE

