



alpine-property

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

Tel: +44 (0)208 123 2384

Email: info@alpine-property.com

Web: www.alpine-property.com

Chalet de l'Arbettaz

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

925 000 €uros



Contact

Contact **Ailsa Bishop** about this property.

Tel: +33 6 71 14 68 08

Email: ailsa@alpine-property.com

Key Features

Price	925 000 Euros
Status	FOR SALE
Last updated	22/04/2024
Area	Portes Du Soleil
Location	St Jean d'Aulps & Vallée
Village	Le Biot
Bedrooms	5
Bathrooms	4
Land area	963 m ²
Detached	Yes
Heating	Combined system
Chimney	Open fire
Nearest skiing	6.3 km
Nearest shops	5 km
Drainage	Mains drains
Taxe foncière	1077.00 Euros
Energy efficiency rating	E (307)
CO2 emissions	B (10)
Agency fees	Paid by the seller

Property Description

Discover this fabulous chalet in the charming village of Le Biot. Close to the village centre yet in a peaceful location, it offers beautiful, uninterrupted views of the surrounding mountains and its east/west exposure is ideal for maximising sunshine hours.

The accommodation is on 3 floors, as follows:

Ground floor: entrance leading to 2 bedrooms, bathroom, shower room, cellar room, laundry and garage.

First floor: beautiful 60m² open plan living space comprising lounge with feature fireplace, dining area, kitchen and doors opening onto the terrace-balcony.

Second floor: 3 bedrooms (2 with doors onto balcony), each with sloping ceilings and some limited head height, shower room/WC, landing area/mezzanine de 14m² which could be used as a study, TV room etc.

The main heating in the chalet is electric underfloor heating on the first two floors. The 3 bedrooms and the shower room on the top floor have electric radiators. The bathrooms and shower room on the first and second floors are equipped with heated towel rails.

The fireplace features a corner-angle, open fire.

Outside, there is parking for several vehicles and a well maintained garden which wraps around the property.

The charming village of Le Biot is one of the more sought after locations in the Vallée d'Aulps, partly thanks to its south facing exposure and proximity to the ski stations. It is situated between Morzine and the lakeside town of Thonon les Bains, more specifically between St Jean d'Aulps and La Baume. The heart of the village offers a bar/restaurant, boulangerie, cheese shop, hairdresser and a primary school. Other commerces are nearby at St Jean d'Aulps, a 5 minute drive away.

In the winter season, the nearest skiing is the Roc d'Enfer ski area (St Jean d'Aulps), then Morzine-Les Gets-Avoriaz, all part of the extensive Portes du Soleil ski area with its 650km of pistes, including the Swiss stations of the Portes du Soleil.

In summer, there are numerous walking and hiking trails nearby.













