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## 3 bed House for sale in Haute-Savoie

**Le Biot , Haute-Savoie , Auvergne-Rhône-Alpes**



**€485,000**

**inc. of agency fees**

**3 Beds   1 Baths   101 sqm   0.47 ha**

Charming individual chalet nestled in the heart of tranquility, offering 3 bedrooms for a peaceful life in the Aulps Valley. In less than 5 minutes by car, reach the amenities of the village of Le Biot...

### At a Glance

<b>Reference</b>	MFH-ALPSD19109	<b>Near to</b>	Le Biot	<b>Price</b>	€485,000
<b>Bed</b>	3	<b>Bath</b>	1	<b>Hab.Space</b>	101 sqm
<b>Land</b>	0.47 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

Charming individual chalet nestled in the heart of tranquility, offering 3 bedrooms for a peaceful life in the Aulps Valley. In less than 5 minutes by car, reach the amenities of the village of Le Biot with its few local shops and its school. Saint Jean d'Aulps and its Roc d'Enfer ski resort are just 15 minutes away.

Located on a vast plot of land of 4736 m<sup>2</sup>, this haven of peace is ideally oriented South-West, guaranteeing optimal light throughout the day. Enjoy a breathtaking and unobstructed view of the majestic surrounding

mountains from its terrace of more than 33 m<sup>2</sup>

This property offers you the opportunity to live in an enchanting setting, combining comfort and serenity. Don't miss the opportunity to acquire this exceptional chalet, a symbol of tranquility and well-being.

The chalet on three levels is composed as follows:

On the garden level:

- An entrance hall with access from the outside, giving access to the rooms on this level but also upstairs; with many shelves
- Two bedrooms with shelves
- A bathroom with bathtub, sink and toilet

Upstairs you will find:

- A living room with an equipped kitchen, a pellet stove, and a living area opening onto the beautiful 33 m<sup>2</sup> terrace
- An independent toilet

At the last level, you are presented with:

- A large room of more than 35m<sup>2</sup> on the ground to be finished according to your needs into a master bedroom, or two bedrooms with bathroom.

This chalet benefits from annexes such as:

- Carport for two covered places
- Minimum 6 to 8 overhead parking spaces
- A workshop/mazot of more than 17m<sup>2</sup> with a concrete slab floor, which can also be used as a motorcycle garage or storage space.

For any question or organize a viewing,

Summary

Property type:	House
Bedrooms:	3
Bathrooms	1
Price	€485,000

Key Information

Year Built:	1980
Internal Area:	101 sqm
Land Area:	0.47 ha

Location: Auvergne-Rhône-Alpes



## Gallery











## Certificat de Luminosité



Séjour - 37 m<sup>2</sup>  
Maison - RDC



5 fenêtres  
9,1 m<sup>2</sup> de surface



8 orientations  
S, O, SE et N

### Luminosité naturelle par jour

Printemps



Été



Automne



Hiver



Soit 09h35 en moyenne sur l'année

### Horaires de luminosité



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The purchase process typically starts once you've visited a property with one of our agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with you and the notaire. The compulsory searches are at the charge of the owner / vendor and are carried out at this stage.

You would have already been informed about the property taxes and legal fees (that incl. the stamp duty). The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days calling off period has expired. It takes an average of three months to buy a property in France.

For more information take a look at our **buying guide**, our **french mortgage** and **euro currency exchange** pages.

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my-french-house was by far the best online guide I found – and I trawled them all – to buying a house in France. It answers all your first questions practically before you've thought to ask.

**C. BAUER – Sunday Times**

Our French property purchase and move to France were made so easy with the help and assistance of my-french-house.com. They are a committed and professional business – we highly recommend them.

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