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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

**Reference** MFH-ALPSD19109 **Near to** Le Biot **Price** €485,000

**Bed** 3 **Bath** 1 **Hab.Space** 101 sqm

**Land** 0.47 ha **Pool** No **Land Tax** 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 17m² 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

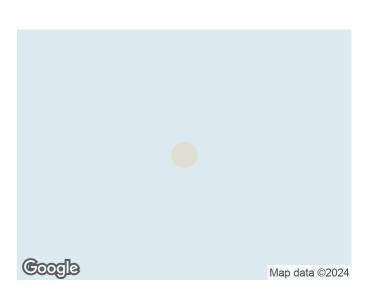
Price €485,000

## **Key Information**

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

## **Location: Auvergne-Rhône-Alpes**





# Gallery











































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#### C. BAUER – Sunday Times

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S. and L. BROWN



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