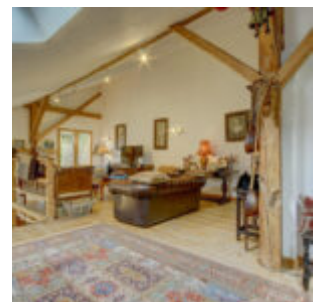
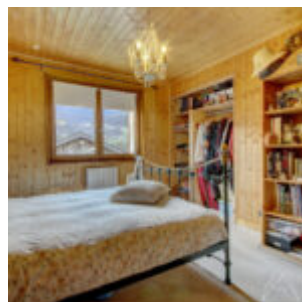
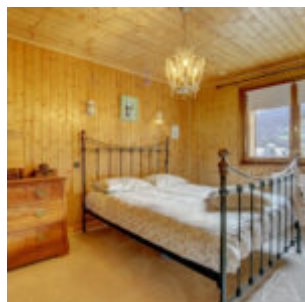
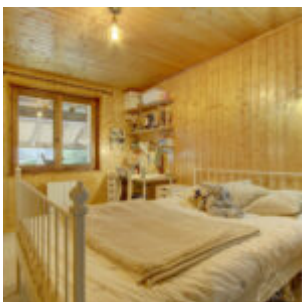
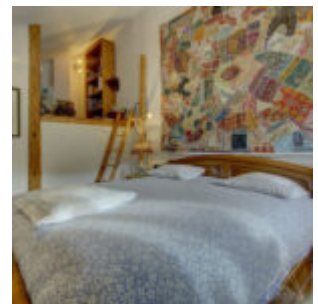
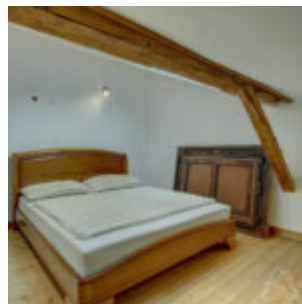
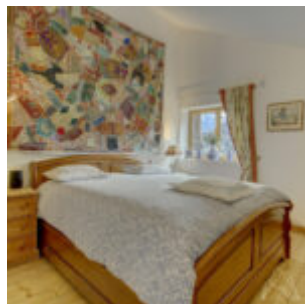
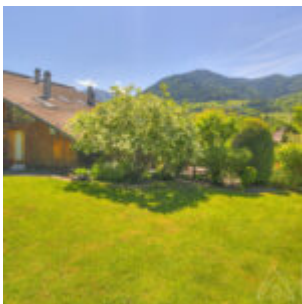
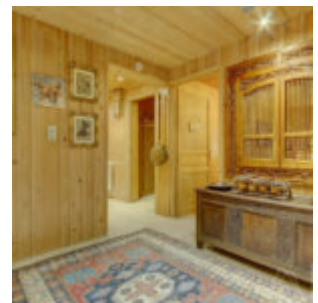
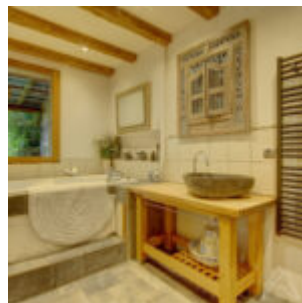
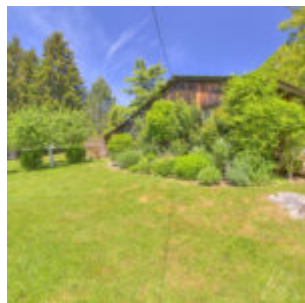
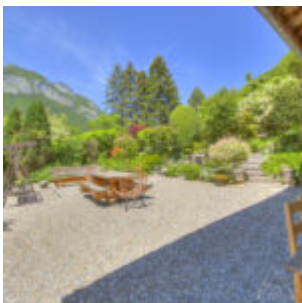
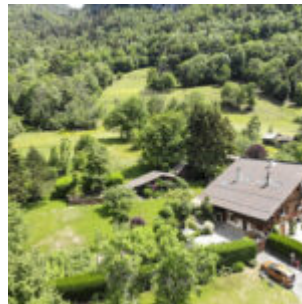
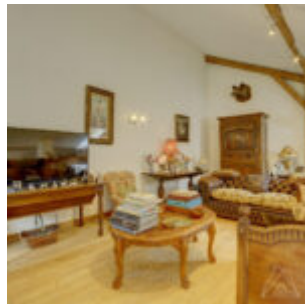
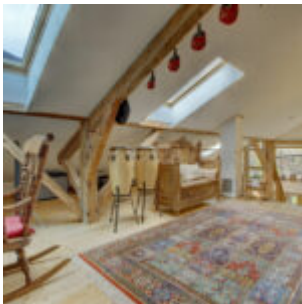


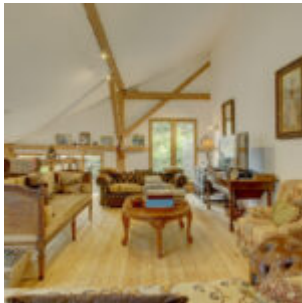
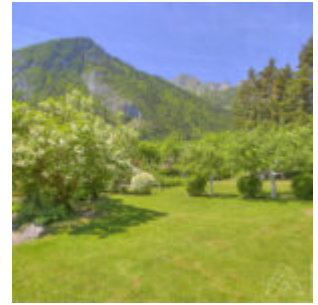
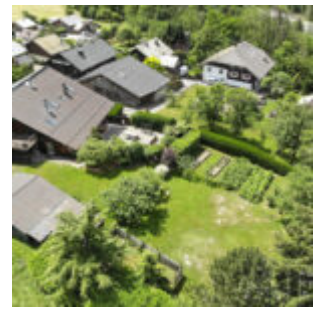
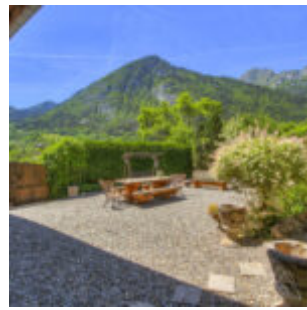
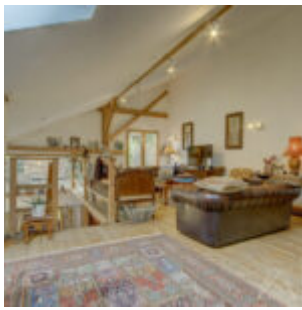


AGENCE
MY HOME
in the Alps

Chalet Gys

Price : 660 000€





Charming Semi-Detached Farmhouse with Expansive Garden – Le Biot

Set on a generous and constructible plot of approximately 1,640 m², this attractive semi-detached farmhouse offers around 249 m² of living space arranged over three levels. Enjoying a south-west facing aspect, the property benefits from open views and excellent sunshine throughout the day.

The property has been renovated in phases, with the former grange fully refurbished in 2012, while still preserving its authentic alpine charm. Its versatile layout makes it ideal as a spacious family home, a base for commuting to Geneva, or a property with rental potential, as it can easily be divided into two independent living areas.

Layout

Upper Level (Grange)

This level features a bright open-plan living space with French doors leading onto a terrace, perfect for taking in the views. It also includes:

Two double bedrooms, one with a mezzanine and one with sloping ceilings and Velux windows
External storage cupboard

Garden Level (Grange Section)

A staircase leads down to a large kitchen with high ceilings, generous natural light and direct access to the garden via two sets of French doors. This level also offers:

A bathroom with bath, walk-in shower and WCA
smaller additional room (ideal as a study, storage or child's bedroom)
Direct access to the garden, stable and storage areas
This section can be closed off to create a self-contained apartment with its own living space, bedrooms, bathroom, terrace and garden access.

Middle Section

Accessible via a separate door, this part of the property comprises:

Four double bedrooms, including one with balcony access and another with open views towards Roc d'Enfer
New carpeting throughout

Lower Level

With its own independent entrance, terrace and garden access, this floor includes:
A spacious kitchen and dining area opening onto a large terrace
A comfortable living room with a recently installed pellet stove
Shower room (partially completed), WC
Utility room and boiler space
Outdoor Space
The exterior is a real highlight, offering:
A large, sunny garden
Constructible land with future development potential
Stables and a workshop
Open views and a peaceful setting
Parking for two vehicles, with scope for more
Additional Information
Heating: pellet stove (lower level) and electric (upper levels)
Double glazing with wooden shutters
Connected to mains drainage
6 bedrooms / 2 bathrooms / 9 rooms in total
Summary
A rare opportunity to acquire a property of this size with such a substantial plot and flexible layout.
Whether as a main residence, a family retreat or an investment with rental potential, this is a property with significant appeal in a sunny and sought-after location.
Energy class D, Climate class B
Estimated average amount of annual energy expenditure for standard use, based on the year's energy prices 2021: between 3913.00 and 5296.00 €.
Information on the risks to which this property is exposed is available on the Geohazards website: georisques.gouv.fr.

Bedrooms :6
Bathrooms :2
Surface area (m2) :249.32
Land area (m2) :1640
Private, sunny garden
Rental potential
Price :660 000€

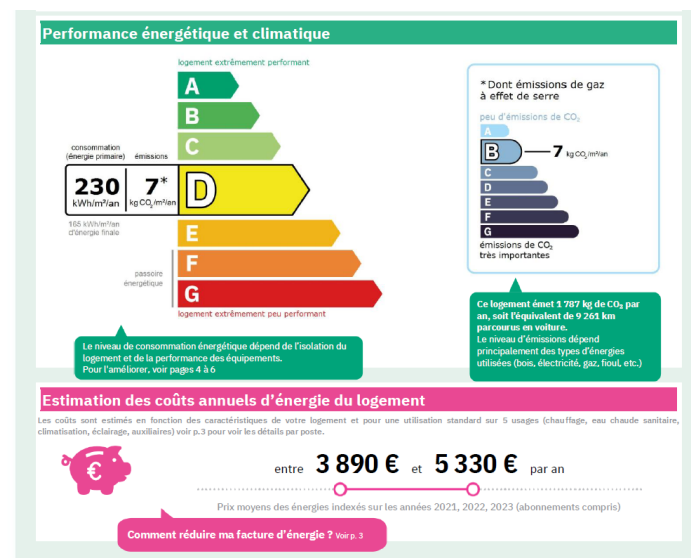
PRESENTATION OF THE PROPERTY

Price :660 000
Situation :Le Biot
Exposure :Sud, Ouest
Non meublé
Year of construction :1949
Type of heating :Wood granule boiler and electric
Type of drainage :Mains drains
Type of roof :Metal sheets

PARTS

Number of main parts :11
Bedrooms :6
Bathrooms :2
WC in bathroom(s) :2

LES PERFORMANCES ÉNERGÉTIQUES



MY HOME IN THE ALPS



AGENCE
MY HOME
in the Alps

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