

Le Biot - Smartly renovated, sunny, 5 bed farmhouse for sale in Le Biot, near Morzine/Les Gets and 1hr from Geneva International airport. Don't miss the 360°...



INFORMATION

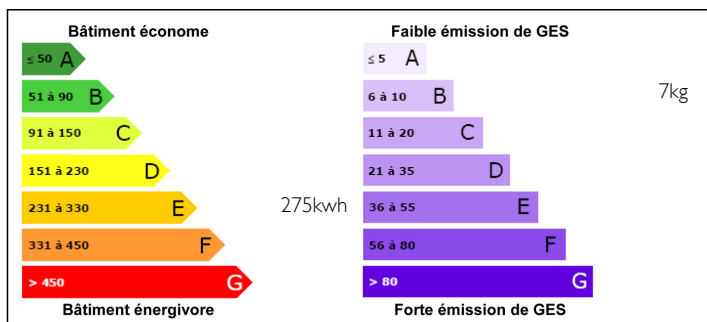
Town:	LE BIOT
Department:	Haute Savoie
Bed:	5
Bath:	4
Floor:	0 m2
Plot Size:	274 m2



IN BRIEF

This charming, traditional style farmhouse for sale in Le Biot has been renovated to offer an attractive family home or holiday chalet. The designer has paid tribute to the building's history by incorporating original features into the layout: • 4 bedrooms 3 with en suite bathrooms • Television room • Sitting/dining room with wood burning stove • Farmhouse kitchen with pantry • Separate bathroom with toilet • Ski locker/ bike room • Loft Bedroom/Office or playroom • Terrace Entering into this farmhouse immediately gives you a cosy, homely feeling. This deceiving tardis is among our highly recommended properties to view.

ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



DESCRIPTION

The entrance to this ski property is into a lovely farmhouse kitchen with a shaker design. With wooden surfaces, butlers sink, an impressive kitchen island, plus pantry, this room, with its large and attractive cooker, is light, welcoming, and a joy to cook in as the heart of this home.

From its central position, the kitchen is between two spacious living rooms that are on either side of it. The first of these living rooms is the sitting room with dining table, is full of farmhouse charm, presenting an attractive wood burning stove and feature wooden hay stalls. The second of the living-rooms is currently used as a television room but could offer a grand 6th bedroom as it is equipped with ensuite bathroom with a toilet.

Moving through the living-room/dining room to head upstairs brings you into a surprisingly large tardis-like space hosting 4 double bedrooms, loft room and access to the ski/bike store room. Each bedroom is well presented with immaculate finish. Three of the four bedrooms have en suite shower rooms but, with little work, there is the option of turning bedroom 3 en suite into a jack-and-jill shared bathroom to serve bedroom 4. All 4 bedrooms are of double size with bedroom 1 offering the largest space, working well as a master bedroom with balcony. Meanwhile, bedroom 3 has a beautiful feature stone wall, also with access to the balcony.

A loft...

NOTES