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# Terrain Seytroux

**Seytroux, St Jean d'Aulps & Vallée, Portes Du Soleil**

**130 000 €uros**



## Contact

Contact **Ailsa Bishop** about this property.

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# Key Features

<b>Price</b>	130 000 Euros
<b>Status</b>	FOR SALE
<b>Last updated</b>	15/05/2024
<b>Area</b>	Portes Du Soleil
<b>Location</b>	St Jean d'Aulps & Vallée
<b>Village</b>	Seytroux
<b>Bedrooms</b>	4
<b>Bathrooms</b>	2
<b>Floor area</b>	164 m <sup>2</sup>
<b>Land area</b>	572 m <sup>2</sup>
<b>Detached</b>	Yes
<b>Nearest skiing</b>	7.5 km
<b>Nearest shops</b>	800 m
<b>Garden</b>	Yes
<b>Garage</b>	None
<b>Drainage</b>	Mains drains
<b>Agency fees</b>	Paid by the seller

## Property Description

This lovely plot of land is situated in the village of Seytroux, 10 minutes' drive from the nearest ski slopes and close to the town of Morzine.

The plot has a total surface area of 572m<sup>2</sup>, and the purchase price includes full planning permission for a two-storey, 4 bedroom chalet of 164m<sup>2</sup>.

The land is located in a very sunny position, and has the most wonderful views over the valley, with a panorama stretching from the neighbouring village of le Biot across to St Jean d'Aulps, and towards Morzine beyond. The setting is very tranquil, in a small, uncrowded hamlet of older farmhouses and some newer chalets. It is just a few minutes' walk to the centre of the village, where you will find the village shop, bar and restaurant. It's also just a short stroll to "la Gouille", quite literally the village watering hole, where children (and dogs!) can paddle in the natural pool whilst the parents watch on from the shade of the snack bar, beer and book in hand!

If the plans for the proposed chalet are not to your taste, it is possible to make modifications within the existing permission, although for major changes, a new planning application may be required. Just contact us for more details!





















