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Alpine Property SAS au capital de 3 450 € - RCS Thonon les Bains 508 578 556 - siège: 153 chemin du Chargeau, 74110 Morzine, France - Titulaire de la Carte Professionnelle n° CPI 7401 2016 000 017 391 délivrée par la CCI de la Haute Savoie

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Terrain Mt Evian

Saint Jean d'Aulps, St Jean d'Aulps & Vallée, Portes Du Soleil

150 000 €uros



Contact

Contact **Claudia Buttet** about this property.

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Key Features

Price	150 000 €uros
Status	SOLD
Last updated	25/06/2013
Area	Portes Du Soleil
Location	St Jean d'Aulps & Vallée
Village	Saint Jean d'Aulps
Land area	710 m ²
Nearest skiing	5 km
Nearest shops	2 km
Agency fees	Paid by the seller

Property Description

This beautiful piece of land is located above the village of St St Jean d'Aulps with simply breathtaking views of the Roc d'Enfer mountain and surrounding valleys and villages. The plot is in one of the sunniest positions of the valley, given that it is both south facing and elevated.

The land is in Zone UC, which is a constructible zone, and is very practical to build on, as it is a relatively flat plot. This also helps keep the cost of groundworks down. It also has easy access to all utilities.

We can provide the detailed breakdown of the rules governing zone UC, but the key points are that the footprint of any construction may not exceed 35% of the total area of the plot. In other words, the footprint on this plot could not exceed 248.5m². The height of any construction may not exceed more than 10m. In layman's terms, this would allow a very large chalet, up to 3 storeys in height.

The land in front and to the west of the plot for sale is non-constructible, meaning that the views are protected. To the east, there is already an existing property, and behind there is also a property and access to the road.













