



alpine-property

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 Sous Le Rocher

Manigod, Manigod, Aravis

998 000 Euros



Contact

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Key Features

Price	998 000 Euros
Status	SOLD
Last updated	22/04/2016
Area	Aravis
Location	Manigod
Village	Manigod
Land area	4573 m ²
Nearest skiing	3.5 km
Nearest shops	3.7 km
Drainage	Mains drains
Agency fees	Paid by the seller

Property Description

A rare, almost flat 4573m² constructible plot of land, situated 3km from the Croix Fry/La Clusaz lift area with gorgeous views of the world renowned Manigod Valley. Room for 5 chalets!

This vast, easily accessible parcel of land with space for a maximum of 5 chalets (COS/coefficient for development = 0.30) sits just below the slopes and lifts of the famous Col de Croix Fry and would give fantastic views of the Tour de France as they gruel their way to the top.

South facing views across one of the most beautiful and sought-after valleys in the Alps made possible by its generous elevation will make any dwelling built here immediately profitable with the average 10 person chalet bringing in around €50 000 a year thanks to unrivalled occupancy levels possible using the local specialists 'OVO Chalets' rental system.

All services are located nearby which would make this a relatively easy and therefore cost-efficient build.





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