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Terrain Lumière des Alpes, Plot 8

Combloux, Combloux, Mont Blanc

695 000 €uros



Contact

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Key Features

Price	695 000 Euros
Status	SOLD
Last updated	11/06/2014
Area	Mont Blanc
Location	Combloux
Village	Combloux
Land area	850 m ²
Ski access	Ski bus
Nearest skiing	1.5 km
Nearest shops	200 m
Drainage	Mains drains
Agency fees	Paid by the seller

Property Description

A rare chance to buy a plot of land and have your dream chalet built. This group of 15 plots is located just a stone's throw from the centre of the charming village of Combloux.

This particular plot, No.8 allows for 190m² amount of chalet to be built on 850m² land. If the chalet obtains the THPE label (Trés Haute Performance Energetique) which requires certain criteria on energy performance to be met, an additional 50m² of habitable space is permitted.

The development will include the main access tarmac road to each chalet. Each plot will have mains water and drains, rain water drainage, arrival of telecommunications and electricity networks to the boundary.

The plots are at 1000m of altitude and will offer stunning panoramas towards Mont Blanc and the Chamonix valley, the Fiz and Aravis mountain ranges, along with views to the nearby ski domain of Mont Arbois in Megève.

The Megève ski lift is only 1.5km away and the location of the development also allows quick access to other nearby ski areas that, along with Megève/St Gervais, form part of the Evasion ski domain. These include Combloux, Jaillet, Cordon and La Giettaz. Access is by car or the ski bus which is 200m away.

The centre of the village, which has amenities such as restaurants, supermarkets, pharmacies and a post office is just a short stroll away.

There is only this plot still available on this development.

Note: The 190m² of habitable space does not include garages, basements, technical rooms, workshops, staircases and any space under a ceiling height of 1.8m which is often found in the bedrooms of chalets where the eaves meet the walls. Buyers are obviously free to build smaller chalets than specified, and as a basic estimate you should allow around 2,500-3000 Euros per m² of habitable space for building. These figures are intended as a rough guide only as, without plans, it is impossible to have an accurate costing. Furthermore, costs will vary greatly depending on the chalet's specification and whether buyers intend doing any of the works themselves.

We can put you in touch with reputable constructions company's, so don't hesitate to ask us for further information.







