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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

Tel: +44 (0)208 123 2384

Email: info@alpine-property.com

Web: www.alpine-property.com

Terrain du Lac

Morillon, Samoëns & Vallée, Grand Massif

198 000 €uros



Contact

Contact **Shane Cunningham** about this property.

Tel: +33 6 70 03 50 92

Email: shane@alpine-property.com

Key Features

Price	198 000 €uros
Status	ARCHIVED
Last updated	24/01/2023
Area	Grand Massif
Location	Samoëns & Vallée
Village	Morillon
Bedrooms	4
Bathrooms	3
Floor area	140 m ²
Land area	863 m ²
Detached	Yes
Heating	Heat pump
Chimney	Wood burning stove
Ski access	Ski bus
Nearest skiing	850 m
Nearest shops	400 m
Garden	Yes
Drainage	Mains drains
Agency fees	Paid by the seller

Property Description

A great opportunity to purchase a 4 bedroom chalet (still to be constructed) with an estimated habitable surface of 140 m² over two levels on a 863m² of buildable land in an excellent location, 100 metres from Lac Bleu in Morillon.

Referring to the floor plans, on the ground floor, you enter the chalet from the north into a hallway with a WC immediately on the right. Ahead is an open plan living room with wood burner and south facing views also shared from the dining area. A fully fitted kitchen is envisaged with a central cooking island and a walk in pantry. The principal bedroom is accessed off the living room with its own ensuite bathroom. Upstairs, there will be a landing off which there are three bedrooms, a family bathroom, independent WC and shower room. Minor internal adjustments can be made to this configuration. The choice of materials for the interior fit out, including bathrooms and the kitchen, of the property is very much at the discretion of a future buyer's own taste and budget.

Externally, there is a covered parking space and ample parking for up to 4 cars.

Underfloor floor heating is envisaged on both levels via a heat pump.

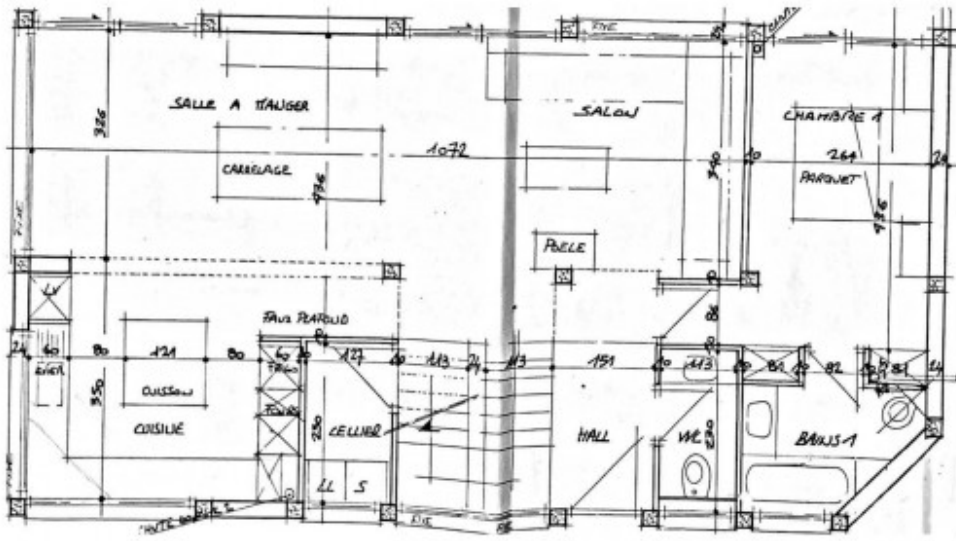
An estimation of total costs to complete the build has been prepared by a local architect who has been overseeing the project and remains on standby to coordinate the construction through to completion for a future buyer if desired. To respect the validity of the existing building permit, the building cannot be modified externally.

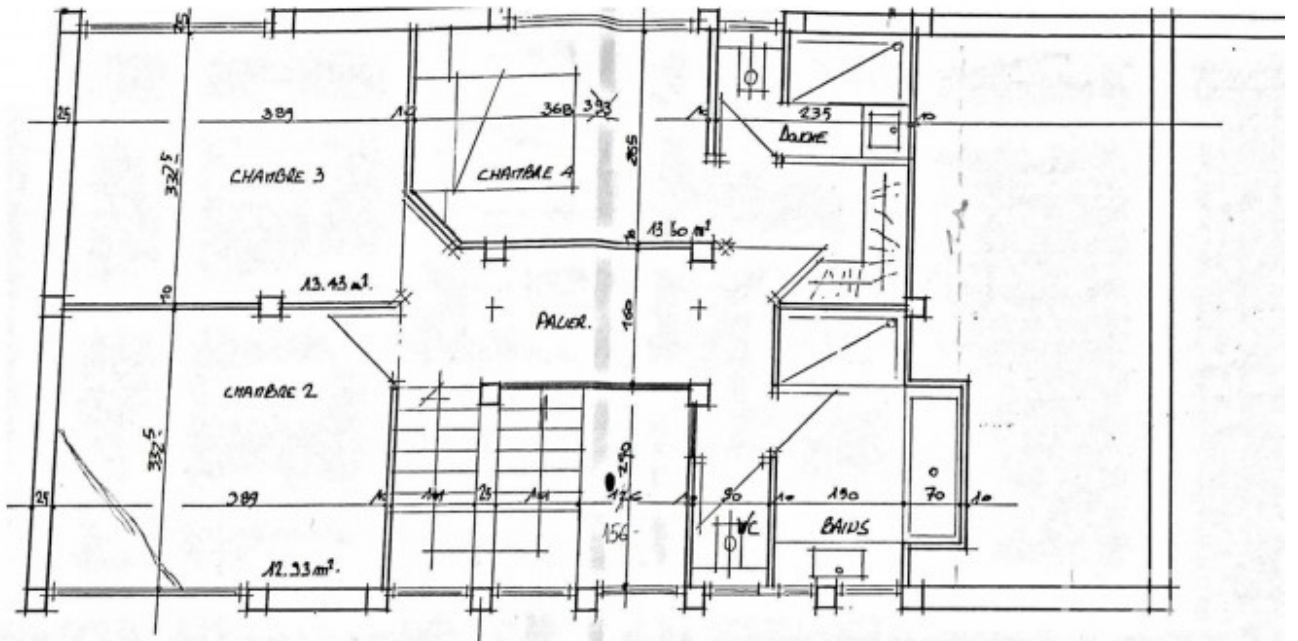
All the taxes and connection fees have been paid.

Some major legwork of this project has already been undertaken with planning permission successfully approved, quotes obtained, the site open and significant work commenced ready for the next tranche of construction.

The significant work that has already been undertaken includes the necessary land survey, ground work for the chalet and parking, concrete slab foundations and service evacuations to the value of 44,473 € which will be remunerated by a future buyer to the current owner.

This would ideally suit a future buyer seeking a brand new chalet within walking distance to amenities, ski bus stop to the pistes and fun filled action around the lakeside. It will also lend itself to an investor seeking a solid rental return.

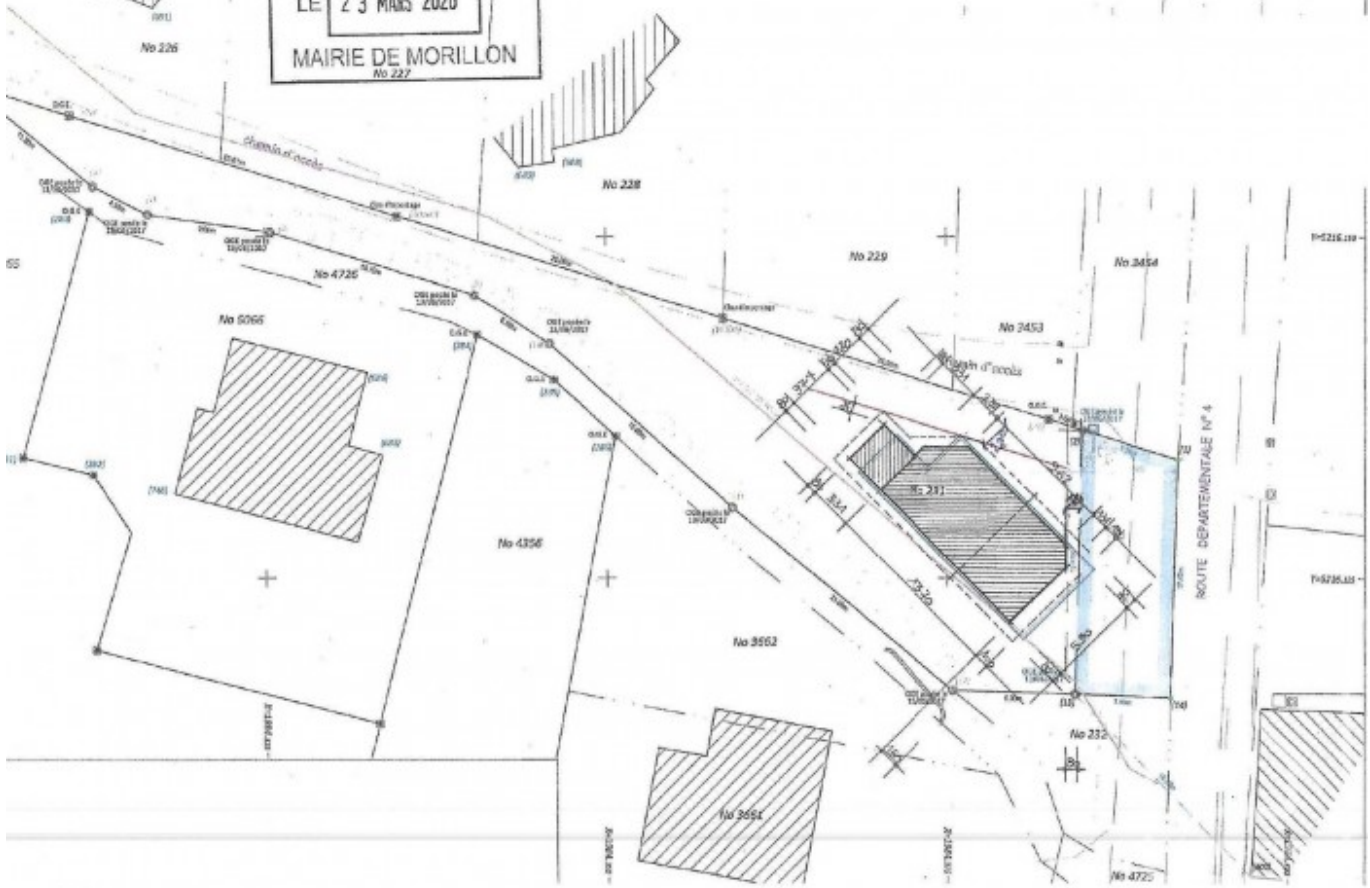


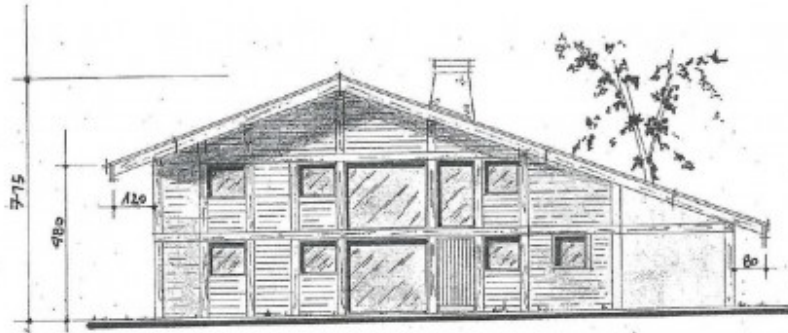




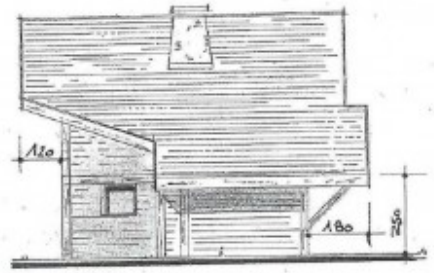


COURRIER ARRIVÉ
LE 23 MARS 2020
MAIRIE DE MORILLON
No 227

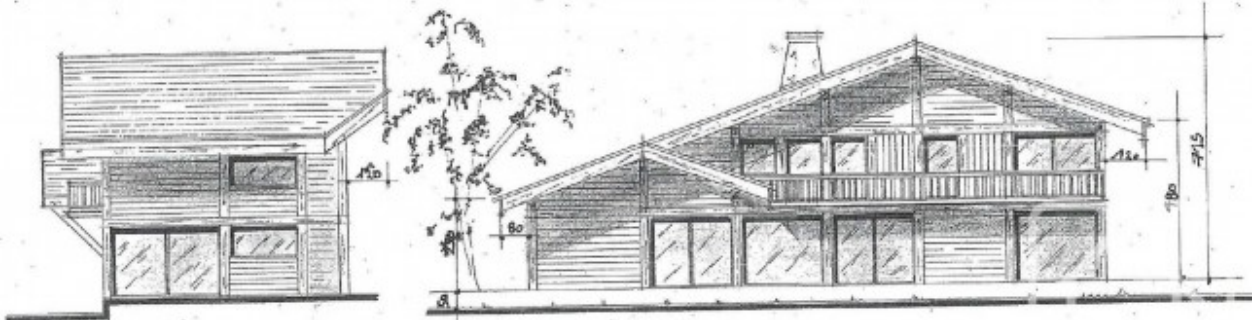




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