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# Appt et Terrain Le Cret

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

**265 000 €uros**



## Contact

Contact **Claudia Buttet** about this property.

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# Key Features

<b>Price</b>	265 000 €uros
<b>Status</b>	SOLD
<b>Last updated</b>	16/11/2023
<b>Area</b>	Portes Du Soleil
<b>Location</b>	St Jean d'Aulps & Vallée
<b>Village</b>	Seytroux
<b>Floor area</b>	108 m <sup>2</sup>
<b>Land area</b>	892 m <sup>2</sup>
<b>Nearest skiing</b>	4 km
<b>Nearest shops</b>	3.5 km
<b>Drainage</b>	Mains drains
<b>Agency fees</b>	Paid by the seller

## Property Description

An original farmhouse renovation project plus a separate plot of land.

Lot 1 (yellow on the plan) : Duplex apartment, parcel 3325 with a footprint of 108m<sup>2</sup>, on two floors (approx. total surface area 219m<sup>2</sup>). It would be necessary to include 2 interior parking spaces for an apartment of this size. Cave approx. 20m<sup>2</sup> plus parcel 3228 which is 305m<sup>2</sup> of garden = 165 000 euros.

And:-

Lot 3 (green) : Constructible land, parcels 3227 and 3230 with a total surface area of 587m<sup>2</sup>, of which 250m<sup>2</sup> is constructible = 100 000 euros.

Some new building rules will be in place in 2022.

Situated close to the village centre, there is a restaurant and village shop nearby. It is a 5 minute drive to the village of Saint Jean d'Aulps with a wider selection of commerces and a further 5 minute drive will take you up to the ski station of Roc d'Enfer. The larger ski villages of Morzine and Les Gets are 15 minutes and 20 minutes away, respectively. Thonon Les Bains and Lake Geneva are a 30 minute drive and Geneva airport approximately 1h15.





































