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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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Land at Nicodex

La Baume, St Jean d'Aulps & Vallée, Portes Du Soleil

138 000 Euros



Contact

Contact **Claudia Buttet** about this property.

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Key Features

Price	138 000 Euros
Status	SOLD
Last updated	18/08/2009
Area	Portes Du Soleil
Location	St Jean d'Aulps & Vallée
Village	La Baume
Land area	948 m ²
Agency fees	Paid by the seller

Property Description

This land is situated in Nicodex. A quiet location with a beautiful view of the surrounding mountains. It is a small hamlet with a number of all year round residents. Although at the same height as Morzine (950m) the road is kept clear of snow for access throughout the winter. This is one of the last places to loose the sun in the evening. 948 m² of land is available.

25 minutes from Morzine, 25 minutes from Lake Geneva, 1 hr to the airport.

The land is CU "positive", this is a bit like outline planning in the UK, the local planning authority has issued documentation to say that ,in principle, they would allow a "Savoyard style" chalet with a SHON of 250 m² to be constructed. This would be sufficient to build a 4/5 bedroom chalet. There is no mains drain in this hamlet but there is electricity and water. A special geological test has to be done to determine what type of septic tank should be fitted, this test costs in the region of 2,500 euros.



