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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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Terrain Seytroux

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

138 000 Euros



Contact

Contact **Ailsa Bishop** about this property.

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Key Features

Price	138 000 Euros
Status	FOR SALE
Last updated	26/04/2024
Area	Portes Du Soleil
Location	St Jean d'Aulps & Vallée
Village	Seytroux
Bedrooms	4
Bathrooms	2
Floor area	164 m ²
Land area	572 m ²
Detached	Yes
Nearest skiing	7.5 km
Nearest shops	800 m
Garden	Yes
Garage	None
Drainage	Mains drains
Agency fees	Paid by the seller

Property Description

This lovely plot of land is situated in the village of Seytroux, 10 minutes' drive from the nearest ski slopes and close to the town of Morzine.

The plot has a total surface area of 572m², and the purchase price includes full planning permission for a two-storey, 4 bedroom chalet of 164m². In terms of the cost to build the chalet, €3500/m² is a realistic ballpark price. Expect that the total build cost will be between €450,000 and €600,000, depending on the quality of the build and fixtures and fittings.

The land is located in a very sunny position, and has the most wonderful views over the valley, with a panorama stretching from the neighbouring village of le Biot across to St Jean d'Aulps, and towards Morzine beyond. The setting is very tranquil, in a small, uncrowded hamlet of older farmhouses and some newer chalets. It is just a few minutes' walk to the centre of the village, where you will find the village shop, bar and restaurant. It's also just a short stroll to "la Gouille", quite literally the village watering hole, where children (and dogs!) can paddle in the natural pool whilst the parents watch on from the shade of the snack bar, beer and book in hand!

If the plans for the proposed chalet are not to your taste, it is possible to make modifications within the existing permission, although for major changes, a new planning application may be required. Just contact us for more details!













