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# Chalet et Terrain Le Culaz

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

**1 200 000 €uros**



## Contact

Contact **Ailsa Bishop** about this property.

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# Key Features

<b>Price</b>	1 200 000 €uros
<b>Status</b>	FOR SALE
<b>Last updated</b>	15/12/2024
<b>Area</b>	Portes Du Soleil
<b>Location</b>	St Jean d'Aulps & Vallée
<b>Village</b>	Essert Romand
<b>Bedrooms</b>	4
<b>Bathrooms</b>	3
<b>Floor area</b>	135 m <sup>2</sup>
<b>Land area</b>	1112 m <sup>2</sup>
<b>Detached</b>	Yes
<b>Heating</b>	Heat pump
<b>Chimney</b>	Enclosed fire
<b>Ski access</b>	Ski bus
<b>Nearest skiing</b>	4.3 km
<b>Nearest shops</b>	3.9 km
<b>Garage</b>	Double
<b>Drainage</b>	Mains drains
<b>Energy efficiency rating</b>	TBC
<b>CO2 emissions</b>	TBC
<b>Agency fees</b>	Paid by the seller

## Property Description

We are delighted to offer this exciting project to any investors looking for an opportunity in the Morzine area.

Offered for sale is a brand-new 4 bedroom, 3 bathroom chalet, constructed to the highest of standards and with excellent eco credentials, available for immediate occupation. Also sold with the chalet is a building plot, with planning permission for a pair of identical semi-detached chalets.

All the groundworks are complete for this pair of semi-detached properties, and all of the utilities are on site and ready for connection. A fully detailed quote to complete the build is available on request, alternatively, you are free to engage your own builders to complete the project.

Once completed, the three chalets will offer an excellent return on investment on the holiday rental market, or alternatively can be sold on to realise a capital gain.

Please note that interior images are home staging proposals ie. non contractual.

Plans are available upon request.

Don't hesitate to contact us for more information on this rare opportunity!



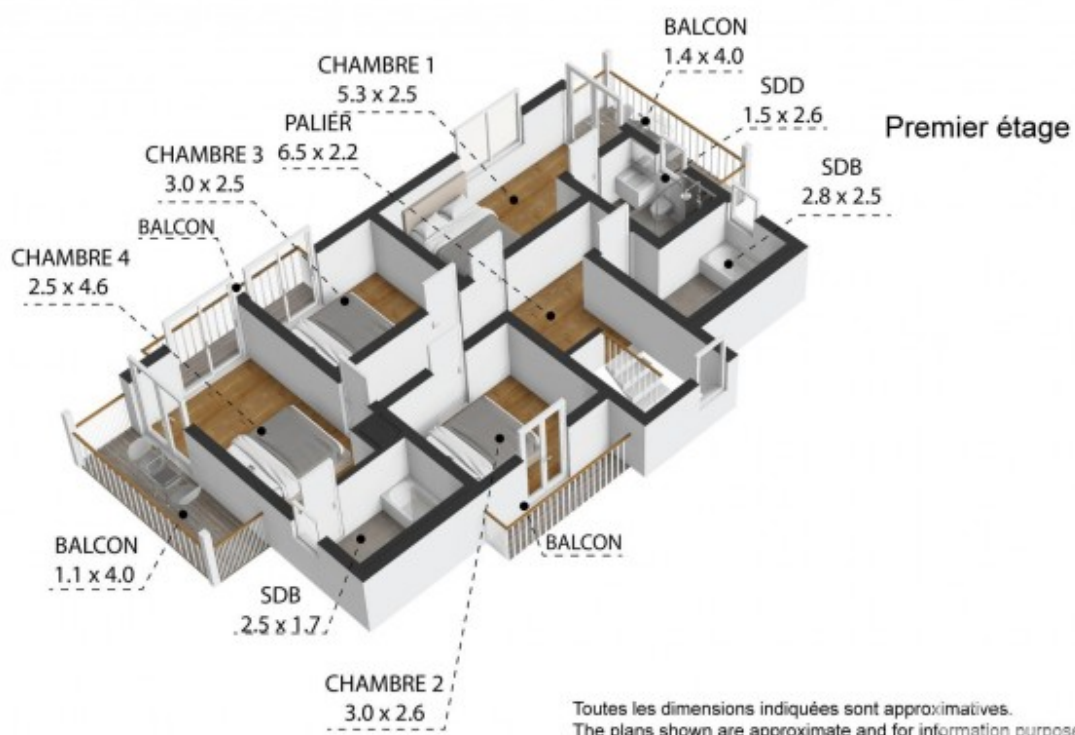


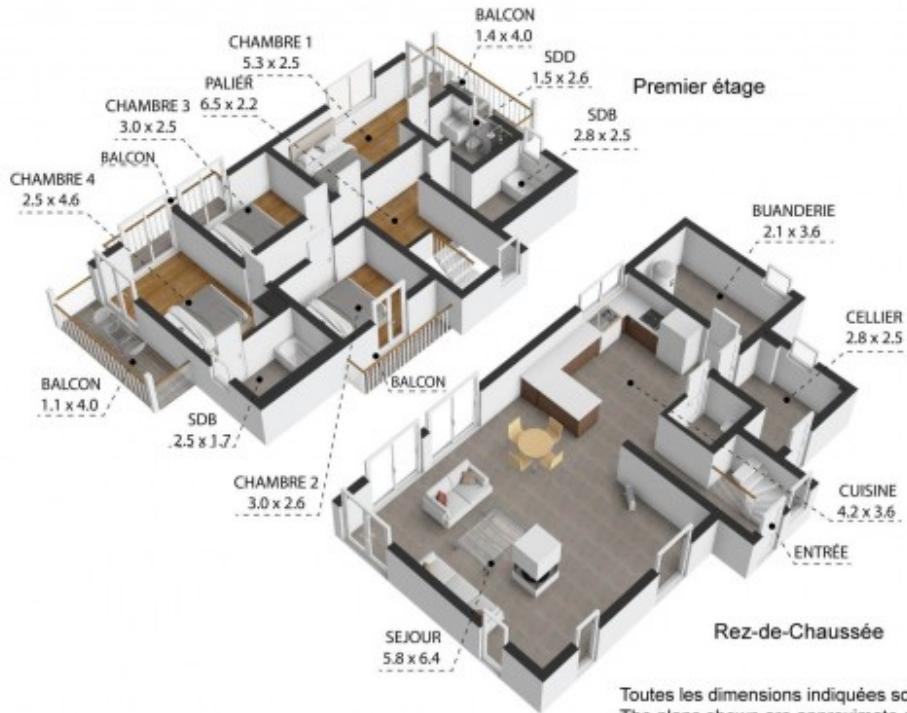












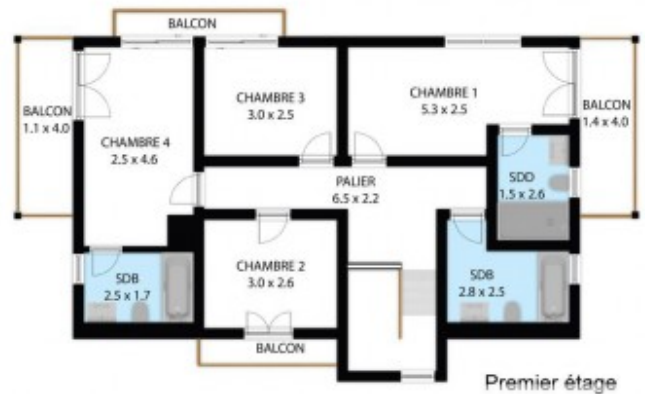
Toutes les dimensions indiquées sont approximatives.  
The plans shown are approximate and for information purposes only.



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Rez-de-Chaussée



Premier étage

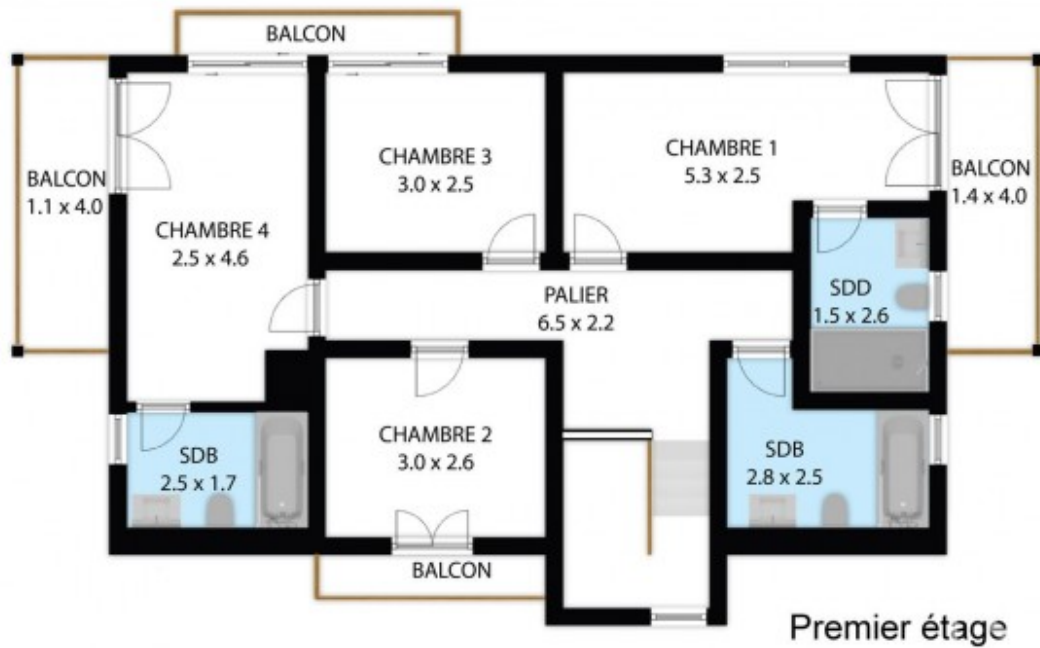
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