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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 Bas Thex

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

180 000 €uros



Contact

Contact **Angélique Courbot** about this property.

Tel: 06 12 23 51 64

Email: angelique@alpine-property.com

Key Features

Price	180 000 €uros
Status	FOR SALE
Last updated	02/04/2026
Area	Portes Du Soleil
Location	St Jean d'Aulps & Vallée
Village	Saint Jean d'Aulps
Floor area	219 m ²
Land area	738 m ²
Detached	Yes
Nearest skiing	4.3 km
Nearest shops	1.8 km
Garden	Yes
Agency fees	Paid by the seller

Property Description

This 738m² plot of land is located in the historic hamlet of Bas Thex, on the outskirts of the thriving village of St Jean d'Aulps. Accessed from the public highway via a rural access road, the plot is reached from the north-eastern corner of the plot.

The plot of land itself faces directly south, and enjoys plenty of sunshine year round. The views of the surrounding mountains are super, with vast sky overhead, giving the plot a wonderfully spacious feel. The land is fairly flat, with a slight downward slope north to south, which should keep the cost of groundworks to a manageable level. Access to the plot is directly from the public highway, so access will also be easy to enter. Services are located adjacent to the plot, and the plot is currently free from any construction.

The property is sold with full planning permission for the construction of a detached chalet of approximately 219m², arranged over three floors, with a footprint of 119m². The approved design includes two covered parking spaces and two additional off-street parking spaces.

The current plans allow for two independent dwellings within the projected chalet. Internal layout modifications may be possible, subject to the relevant administrative approvals, to suit individual requirements.

The planning permission is valid until 14 June 2028, including the automatic extension granted under Covid-related legislation.

St Jean d'Aulps village is popular with year-round residents and second-home owners alike. The village is home to the Roc d'Enfer ski resort, which is part of the Portes du Soleil skiing domain. The village also provides a supermarket, 2 bakers, a pharmacy, a health centre, schools, and a selection of other shops, bars and restaurants, catering to your every need! At under 10 minutes' drive from Morzine, and around 1hr 15 from Geneva airport, this plot of land is ideally situated.

A draft Plan de Prévention des Risques Naturels (PPRn) is currently being prepared within the commune of Saint-Jean-d'Aulps. According to the draft mapping under consultation, the parcel appears within a zone classified as "aléa fort" (high natural risk).

The PPRn has not yet been formally approved and this proposal is being contested by the owners.

Prior to any purchase, Alpine Property will recommend that the preliminary sales agreement (compromis de vente) includes appropriate suspensive conditions to ensure that a prospective purchaser is fully protected and able to proceed with construction in accordance with their project.















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