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# Terrain Bas Thex

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

**235 000 €uros**



## Contact

Contact **Ailsa Bishop** about this property.

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# Key Features

|                       |                          |
|-----------------------|--------------------------|
| <b>Price</b>          | 235 000 €uros            |
| <b>Status</b>         | FOR SALE                 |
| <b>Last updated</b>   | 07/02/2025               |
| <b>Area</b>           | Portes Du Soleil         |
| <b>Location</b>       | St Jean d'Aulps & Vallée |
| <b>Village</b>        | Saint Jean d'Aulps       |
| <b>Floor area</b>     | 219 m <sup>2</sup>       |
| <b>Land area</b>      | 738 m <sup>2</sup>       |
| <b>Detached</b>       | Yes                      |
| <b>Nearest skiing</b> | 4.3 km                   |
| <b>Nearest shops</b>  | 1.8 km                   |
| <b>Garden</b>         | Yes                      |
| <b>Agency fees</b>    | Paid by the seller       |

## Property Description

This 738m<sup>2</sup> 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 a detached chalet of 219m<sup>2</sup>, built over 3 floors, and with a footprint of 119m<sup>2</sup>. The design incorporates 2 covered parking spaces, plus an additional 2 off-street parking spaces. The current design allows for 2 independent dwellings within the projected chalet, but it is possible to modify the internal design to suit your own individual needs.

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.

















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