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# Terrain Charmet

**Bernex, Châtel & Vallée, Portes Du Soleil**

**150 000 €uros**



## Contact

Contact **Ed Ockelton** about this property.

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# Key Features

<b>Price</b>	150 000 Euros
<b>Status</b>	FOR SALE
<b>Last updated</b>	30/04/2025
<b>Area</b>	Portes Du Soleil
<b>Location</b>	Châtel & Vallée
<b>Village</b>	Bernex
<b>Floor area</b>	111 m <sup>2</sup>
<b>Land area</b>	590 m <sup>2</sup>
<b>Nearest skiing</b>	675 m
<b>Nearest shops</b>	175 m
<b>Garden</b>	Yes
<b>Garage</b>	Single
<b>Drainage</b>	Mains drains
<b>Agency fees</b>	Paid by the seller

## Property Description

For sale is a parcel of land in the sought after ski station of Bernex. The land is sold with planning permission and a commitment to build from a renowned local builder.

The land is located in the popular “Charmet” area of Bernex, close to a restaurant, and alongside the river walk which takes you to the ski station. In winter, you can often ski down alongside the river to access the skiing.

The proposed chalet to be built is a two story property arranged as follows;

On the ground floor, an open plan living, dining and kitchen area of 44 sq m, a pantry/laundry room, a guest toilet, entrance with storage and a single garage.

On the first floor three double bedrooms (two with balconies) a spacious family bathroom and a separate toilet.

At this stage, changes to the layout can be made.

Buyers should budget from 435 000 euros TTC for the construction of the chalet. There will also be supplementary charges of approximately 26.600 € (details on request) which means the total project (purchasing the land and building the chalet) will cost in the region of 611 600 € (excluding kitchen and fireplace).





































