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# Terrain Flierier

**Taninges, Samoëns & Vallée, Grand Massif**

**90 000 €uros**



## Contact

Contact about this property.

**Tel:**

**Email:**

# Key Features

<b>Price</b>	90 000 Euros
<b>Status</b>	SOLD
<b>Last updated</b>	15/05/2012
<b>Area</b>	Grand Massif
<b>Location</b>	Samoëns & Vallée
<b>Village</b>	Taninges
<b>Floor area</b>	1100 m <sup>2</sup>
<b>Land area</b>	2830 m <sup>2</sup>
<b>Nearest shops</b>	2 km
<b>Drainage</b>	Septic tank
<b>Agency fees</b>	Paid by the seller

## Property Description

Situated in a quiet spot overlooking a lake near Taninges. This plot of land is easily accessible from Geneva airport (45 minutes), Les Gets (15 minutes), the skiing in the Grand Massif (15minutes) and even Chamonix (45minutes).

This land is sold "as is", the new owner would have to construct an entrance/access, provide services and apply for planing permission.

In response to the inevitable questions this raises:

1. The land is by the road so access is not a problem.
2. Electricity and water is nearby.
3. We would suggest that a clause be added to the first contract that would allow a potential buyer to withdraw from the sale if planning permission was not forthcoming. The "COS" here is 1. This means that the habitable area over any dwelling can equal the land area.
4. There are no mains drains so a septic tank would be required.

There are 2 plots.

Plot A: 2,830m<sup>2</sup> and 110 000 euros

Plot B: 1100m<sup>2</sup> and 90 000 euros





