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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

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Terrain Les Granges

Les Gets, Les Gets, Portes Du Soleil

548 520 €uros



Contact

Contact **Claudia Buttet** about this property.

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Key Features

Price	548 520 €uros
Status	SOLD
Last updated	12/04/2013
Area	Portes Du Soleil
Location	Les Gets
Village	Les Gets
Land area	1332 m ²
Nearest skiing	400 m
Nearest shops	800 m
Agency fees	Paid by the seller

Property Description

A large plot of constructible land near the centre of Les Gets. We don't get one of those every day! This is situated just across from the Perriers Express chairlift, adjacent to the main road but on the sunny side of the hill and facing the skiing. Because of the slope of the ground any construction would be above the road with unobstructed views.

The technical details:

1144 m² of constructible land

188 m² of non constructible land

A COS of 0.35

So $1144 \text{ m}^2 \times 0.35 = 400 \text{ m}^2$ of habitable space allowable in the chalet.

The zone is UC = Zone Urbaine

Risk zone = Blue (white being no risk / blue is a specified risk / red is too much risk)

So from a developers point of view (so maximising the return available) they would build a semi detached chalet, each side having 5 bedrooms, so 10 bedrooms in all. OR possibly 4 or 5 apartments.

The departmental planning department has recently agreed "in principle" that this plot is suitable for building upon.







