LEGGETT
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Ref: A31471JST74 Price: 282 500 EUR

agency fees included: 5 % TTC to be paid by the buyer (270 000 EUR without fees)

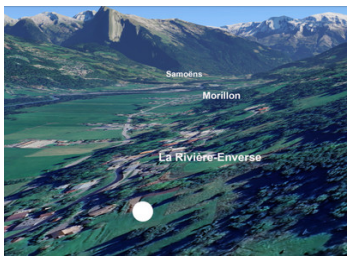
Large constructible plot of land with fabulous mountain views and planning permission for a 200 sq m chalet.

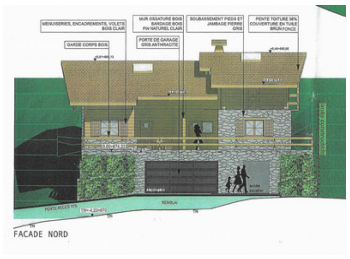














INFORMATION

Town:	La Rivière-Enverse
Department:	Haute-Savoie
Bed:	0
Bath:	0
Floor:	0 m2
Plot Size:	2830 m2

IN BRIEF

Situated on the outskirts of the pretty Savoyard village of La Rivière-Enverse, this buildable plot offers an excellent opportunity to create a spacious chalet (or chalets) in a breathtakingly beautiful setting.

The villages of Samoens, Morillon and Les Gets are all within 5–15 minutes drive providing easy access to both the Grand Massif and Portes du Soleil ski domains.

Planning permission has already been granted for a 3 story chalet of 200 sq m which is valid until 2027. Please contact us for further details

Zone Ua: High-density urbanisation zone (1100 sq m constructible)
Zone A: Agricultural (1730 sq m non constructible)
Total: 2830 sq m

- Morillon: 5 km

ENERGY - DPE

DPE not required.

NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
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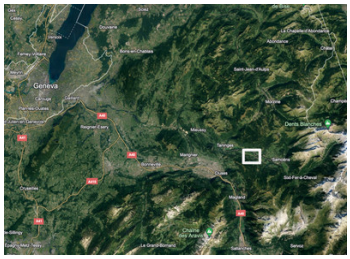
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DESCRIPTION

Located only 3.5 km from the ski lift in Morillon in the pretty village of La Rivière-Enverse, the property provides easy access to the Grand Massif ski domain and it's 265 km of pistes. As well as Morillon, the ski area includes Samoens, Les Carroz and Flaine. Additionally, the resorts of Les Gets – for access to the Portes du Soleil – and Praz de Lys are just 20 minutes away.

The Giffre valley is just as popular from late spring through autumn with activities for all ages, including very accessible world-class hiking opportunities, outdoor swimming pools and lakes, rafting, paragliding, mountain biking, road cycling, canyoning and so much more.

Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr

NOTES

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