

Exceptional redevelopment opportunity - Meribel Valley, Three Valleys



INFORMATION

Town:	Les Allues
Department:	Savoie
Bed:	0
Bath:	0
Floor:	0 m2
Plot Size:	2351 m2



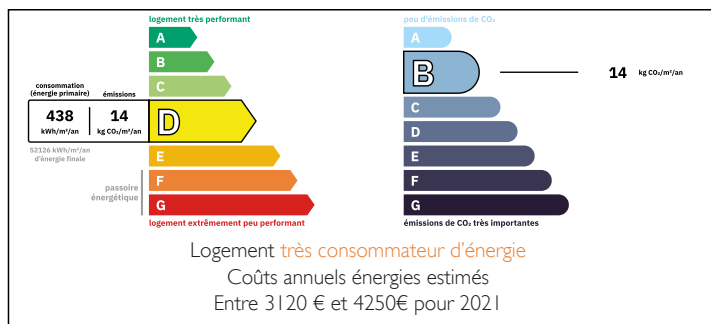
IN BRIEF

Situated in the picturesque village of Les Allues, this 2,351m² land parcel offers an excellent opportunity for a residential or tourist development in the heart of the Three Valleys. With sweeping mountain views and a peaceful alpine setting, the location combines natural beauty with practical convenience.

The site is within walking distance of local shops and public transport, providing easy access to Méribel Centre and the Three Valleys ski lift system. This sought-after area is well-suited for a range of projects, including luxury chalets, apartments, or a boutique tourist residence, catering to both seasonal visitors and year-round residents.

For further details or to discuss development possibilities, please get in touch.

ENERGY - DPE



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.



DESCRIPTION

This exceptional development opportunity comprises two distinct, adjacent lots.

The first, a small apartment building, with 173m² of habitable surface comprising three apartments with private parking, on 1010m² of constructible land.

The second comprises a detached chalet of with 119m² of habitable surface with separate garage, on 1341m² of constructible land.

The total land surface area is 2351m². The position overlooking the village of Les Allues, offers spectacular views to the South featuring La Saulire and the Mont Vallon peaks, both significant landmarks in the Meribel valley and familiar to skiers in the Three Valleys.

The current planning regulations allow construction up to within a 4m limit of the land boundary and a maximum height of 10m from the natural lie of the land surface. The plots are served with road access from both the East and West boundaries allowing considerable flexibility in possible design options.

The development possibilities allow construction of a medium sized apartment complex or between 2 and 4 chalets. Currently there are several development projects planned in the immediate vicinity which will see continued interest in this location.

Don't hesitate to contact us for more information.

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

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