LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A37367ADM74 Price: 225 000 EUR

agency fees to be paid by the seller

Land FOR SALE in Passy , Chamonix Valley, great views , very sunny , easy acess to Saint Gervais Les Bains















INFORMATION

Town:	**Passy**
Department:	**Haute-Savoie**
Bed:	**0**
Bath:	**0**
Floor:	**0 m2**
Plot Size:	**0 m2**

IN BRIEF

This building plot of 729 m2 FOR SALE in Passy in the Chamonix Valley and close to St Gervais is ideal to build your dream home in the Alps . A chalet of up to 170m2 so with 4 or 5 bedrooms can be built on the plot although 120m2 would give a spacious 3 bedroom home and assistance can be provided through our contacts with architects, builders, property management and finance throughout the process .

The Saint Gervais cable car is just a 10 mins drive 4.3km to connect into the 3rd largest ski area in France - Domaine Evasion Mont Blanc . Easy access to local schools , sporting facilites, Passy Lac , and shops locally and in Sallanches .

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.

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NOTES

DESCRIPTION

This building plot of 729m2 FOR SALE in Passy, Chamonix Valley with St Gervais cable car only 10 mins drive (4.3km) faces South with sun all day and gives great views of the Mont Blanc range and the Aravis mountains with the setting sun . Great access to the local ski areas in Plein Joux, Saint Gervais, Les Houches and Chamonix as well as easy access to Sallanches , Annecy and Geneva .

With our local experience we can help you to have your own dream chalet built here in one of the most popular areas in the Alps. Saint Gervais Mont Blanc part of the third-largest winter playground in the Alps - Domaine Evasion Mont Blanc has 445km of piste and includes the ski resorts of Megeve , Les Contamines , Hautelauce , Combloux and La Giettez not forgetting the historic spa town and resort of Saint Gervais Mont Blanc at the heart of the circuit

Having sold over 20,000 m² of land in the last few years LEGGETT has great contacts with architects and builders to ensure your project runs smoothly and to help you build your dream chalet, a low energy home to your specifications to enjoy with family and friends in the years ahead. If you wish to rent the property out when you are not using it you can recover the 20% VAT of the build cost and again can put you in touch with...