LEGGETT
IMMOBILIER INTERNATIONAL

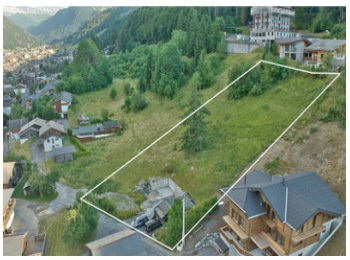
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Ref: A38220JEH74 Price: 950 000 EUR

agency fees to be paid by the seller

Morzine center building plot with a superb view of the mountains















ENERGY - DPE

DPE not required.

INFORMATION

Town:	Morzine
Department:	Haute-Savoie
Bed:	0
Bath:	0
Floor:	0 m2
Plot Size:	1698 m2

IN BRIEF

Ideally located on the hills above Morzine, in the heart of the Portes du Soleil international ski area, this 1,698 m² lot enjoys a rare and highly sought-after location. It offers spectacular panoramic views of the village, Montriond, the surrounding mountains, the Super-Morzine area, and the Pointe de Nyon.

Nestled on a quiet, one-way street with little traffic, the plot enjoys a peaceful setting while remaining perfectly connected: nearby shops, a shuttle stop below providing direct access to the village center and the ski lifts, and easy access from Morzine to Lake Geneva (40 minutes) and Geneva Airport (1 hour 15 minutes).

A building permit was granted for a chalet with 310 m² of living space. However, this permit is no longer valid;
a chalet previously stood on the lot, confirming the

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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LOCAL TAXES

Taxe habitation:	**1616 EUR**

NOTES

DESCRIPTION

In Morzine, in the heart of the Portes du Soleil, this 1,698 m² lot offers a rare setting with panoramic views of Morzine, Montriond, and the surrounding peaks. Nestled in a quiet area yet close to amenities, it offers easy access to shuttle buses, shops, the Route des Grandes Alpes, Lake Geneva (40 min), and Geneva Airport (1 hr 15 min).

Zoning data and project context for Zone UB12:

Buildings must maintain a 3-meter setback from public property lines,

The maximum building height is set at 11 meters at the ridge, 14 meters for buildings intended for hotel or tourist use.

The floor area ratio (FAR) is 0.4, applied to a 1,698 m² lot, allowing for a maximum footprint of approximately 680 m².

The maximum permitted visible surface area is limited to 450 m², which controls the visual impact of the structures.

This offers you a unique opportunity to bring your real estate project to life in an exceptional setting.

Landscape assets
The plot enjoys a privileged location, offering panoramic views:
To the east: the Montriond, Nantaux, and Ressachaux valleys.
To the south: the summit of Nyon.
To the west: the Morzine valley and the Pleney ski area.

Morzine is nestled in a mountain setting, between forests and peaks, easily accessible to visitors from all over the world. Located halfway between Mont Blanc and Lake Geneva, at an altitude of 1,000 meters, the warm welcome of the locals and the