

Exclusive building plot – 918 m with sunshine, views and direct access to Valmorel ski resort

EXCLUSIVE



## INFORMATION

Town:	Les Avanchers-Valmorel
Department:	Savoie
Bed:	0
Bath:	0
Floor:	0 m2
Plot Size:	918 m2

## IN BRIEF

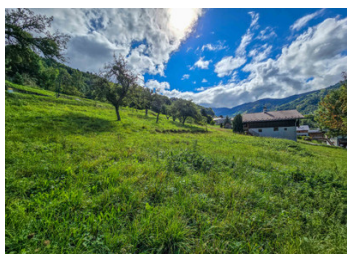
A rare chance to purchase a 918 m<sup>2</sup> constructible plot in Les Avanchers-Valmorel. West-facing with long afternoon sunshine, perfect for creating your dream Alpine chalet in one of the most charming ski resorts of the French Alps.

## 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.



## DESCRIPTION

This is a wonderful opportunity to design and build your very own Alpine retreat. The plot measures 918 m<sup>2</sup> and is fully constructible, giving you flexibility to create either a spacious family chalet, 2 smaller chalets, a holiday home, or a rental investment in the mountains.

Facing West, the land enjoys fantastic afternoon light and beautiful sunsets over the surrounding peaks – the perfect backdrop to a glass of wine after a day on the slopes. The plot has easy road access and sits within proximity to the ski resort (6km).

Les Avanchers-Valmorel is an authentic Savoyard village, just minutes away from Valmorel, a family-friendly and charming ski resort with direct access to the Grand Domaine ski area. With 165 km of slopes connecting Valmorel, Doucy, Celliers and St François Longchamp, the resort is ideal for skiers of all levels. In summer, the region offers endless hiking, cycling, paragliding and the nearby thermal spa of La Léchère. Easy access from Geneva, Lyon or Chambéry airports, combined with year-round village life, makes this the perfect location for an Alpine property investment.

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

## NOTES