LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A40559JST74 Price: 109 000 EUR

agency fees to be paid by the seller

Constructible plot of land with fabulous mountain and valley views, Morillon near Samoëns















ENERGY - DPE

DPE not required.

INFORMATION

Town:	**Morillon**
Department:	**Haute-Savoie**
Bed:	**0**
Bath:	**0**
Floor:	**0 m2**
Plot Size:	**350 m2**

IN BRIEF

NB Offer recently accepted

This constructible plot of 350 sq m is located at the western end of Morillon (Les Miaux) and offers superb views of the Criou mountain behind Samoëns.

Peaceful location

Zone Uh. Buildings may not exceed a maximum floor area ratio of 30% of the surface area of the plot or land unit (floor area ratio = 0.30). This allows for a small chalet to be built, subject to planning regulations. Currently unserviced building land (but connectable)

Access to skiing is easy with the ski lift in Morillon just 1.5 km away. This provides access to the Grand Massif ski domain. Please see further details in the long description below.

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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DESCRIPTION

Morillon forms part of the famous Grand Massif ski area with its 265km of pistes. The ski area consists of Flaine, Samoëns, Les Carroz, Morillon and Sixt Fer à Cheval.

The resort is excellent for beginners with long, confidence building easy blue and green runs. The more advanced skier can benefit from direct access to the whole of the varied Grand Massif.

In summer, the lifts open to allow bikers and walkers access to the mountains. There are also a range of activities on offer throughout the summer. The whole of the Giffre Valley is just as popular in summer as it is in winter. Please see the Morillon tourist website for more details.

Nearby attractions
Morillon village and leisure space at Lac Bleu
The pretty medieval village of Samoëns
Annecy (50 km)
Geneva (50 km)

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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