LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A44450JEH74 Price: 595 000 EUR

agency fees to be paid by the seller

Building lot for sale in Montriond with panoramic views















INFORMATION

Town:	Montriond
Department:	Haute-Savoie
Bed:	0
Bath:	0
Floor:	0 m2
Plot Size:	953 m2

IN BRIEF

On a plateau overlooking Montriond, bordering Morzine, this 953 m² building plot, fully serviced, represents a fantastic opportunity. Ready to build on, it is perfectly suited for a primary residence, a second home, or an investment property in the heart of the Alps. Its very flat topography facilitates construction and offers great architectural freedom. The plot boasts superb, unobstructed views of the peaks of the Ressachaux and Nantaux massifs. Located in a quiet and unspoiled environment, with few existing buildings, it guarantees peace and privacy while remaining close to amenities. Its location provides quick access to the vast Portes du Soleil ski area, either via Lake Montriond to reach Avoriaz or via Morzine.

It is also close to the banks of the Dranse River and the Dérèche Park, accessible on foot or by bicycle.

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.

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr

DESCRIPTION

Located in Montriond on the outskirts of Morzine, this 953 m² building lot represents a true opportunity.
Fully serviced and ready for construction, it offers the ideal setting to bring to life a project for a primary or secondary residence, or even an investment property in the heart of the Alps.
The lot features a very flat topography, greatly facilitating architectural design and allowing for considerable creative freedom. Its open location allows you to enjoy magnificent, unobstructed views of the surrounding landscape, particularly the peaks of the Ressachaux and Nantaux massifs, offering a permanent natural backdrop.
Set on a preserved plateau, the site stands out for its calm and intimate setting. With few buildings in the vicinity and a peaceful atmosphere, it is a sought-after location for those seeking to combine tranquility with proximity to amenities.
Just a stone's throw from the banks of the Dranse and the Parc de la Dérèche, a true green lung connecting the center of Morzine and its many recreational facilities. Access is easy on foot or by bike, in a setting ideal for outdoor activities year-round.

The location is a real strategic advantage. The site is situated at a natural crossroads, offering several easy routes. On one side, direct access leads to Morzine and Avoriaz; on the other, the road down leads to Thonon and the shores of Lake Geneva; finally, a third route opens up the way to the Arve Valley, providing quick access to Geneva and its international hub.

Morzine is nestled...

NOTES