LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A44781ADM74 Price: 295 000 EUR

agency fees to be paid by the seller

Large building plot FOR SALE in St Gervais les Bains , sunny, calm position, easy access to town and skilifts















INFORMATION

Town:	Saint-Gervais-les-Bains
Department:	Haute-Savoie
Bed:	5
Bath:	5
Floor:	0 m2
Plot Size:	1479 m2

IN BRIEF

This prime building plot of 1483m2 FOR SALE in Saint Gervais Mont Blanc offers great possibility to build your dream home in the Alps . The sunny plot has outstanding views of the mountains and is a short walk to the pool and tennis complex with restaurants nearby

Direct access to one of the most sought after destinations in the Alps - the historic market town and spa town of Saint Gervais les Bains at the heart of the Domain Evasion ski area the 3rd largest in the Alps which includes Megeve , Combloux , les Contamines and St Gervais at the centre of the system .

The plot has outline planning permission for residential to build your dream chalet.

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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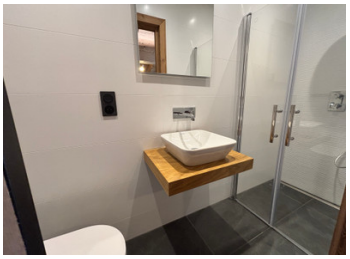
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NOTES

DESCRIPTION

This prime building plot FOR SALE in Saint Gervais allows you to have your own dream chalet built here in one of the most popular areas in the Alps, with direct access to 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 SAINT GERVAIS have 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 we can put you in touch with professionals to help you achieve this

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