

Valmorel valley - large building plot on a sunny hillside within 7km of Valmorel Ski Resort

EXCLUSIVE



INFORMATION

Town:	Les Avanchers-Valmorel
Department:	Savoie
Bed:	0
Bath:	0
Floor:	0 m2
Plot Size:	2358 m2

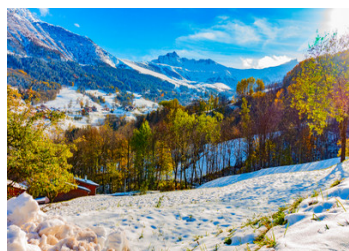
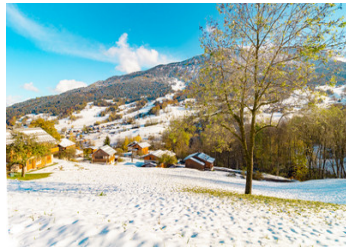
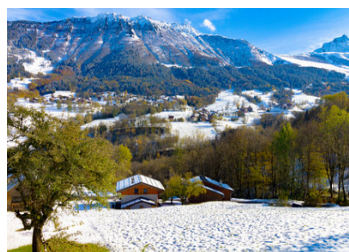
IN BRIEF

This vast plot of over 2,358 sqm, more than half of which can be built on (1,360 sqm), is in a rare and sought-after location.

Situated on the heights of the hamlet of Le Meiller, on a sunny slope with exceptional views, it offers a unique opportunity to build the chalet of your dreams, in an idyllic setting.

Access via the downstream part of the plot; individual drainage to be provided for

****New for winter 2023-2024: a free shuttle service between Doucy Combelouvière and Valmorel (Le Meiller stop) 4 return trips per day.****

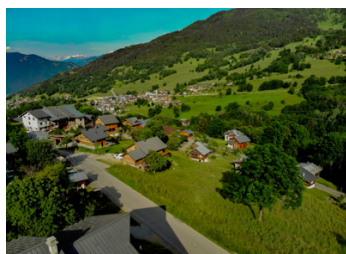
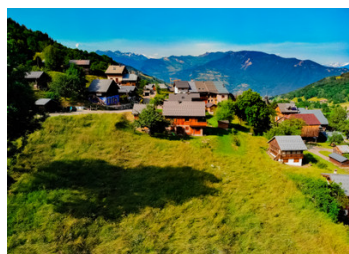


ENERGY - DPE

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

Set in an unspoilt valley offering a multitude of year-round activities, the hamlet is also easy to get to, just a two-hour drive from Lyon and Geneva airports and 20 minutes from the N90.

The first ski lifts are less than 4 km away (Le Pré), giving access to the Grand Domaine (165 km of pistes for all levels, between Tarentaise and Maurienne).

For beginners, the Combelouvière ski resort is 5 km away.

Numerous hiking, skiing and mountain-biking trails within easy reach.

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

LOCAL TAXES

Taxe habitation: EUR

NOTES