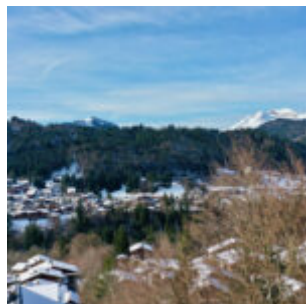
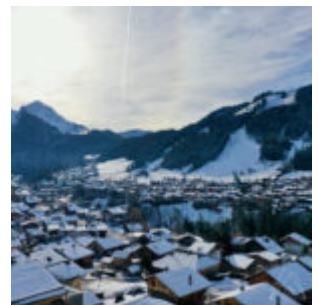
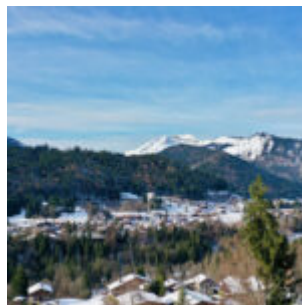
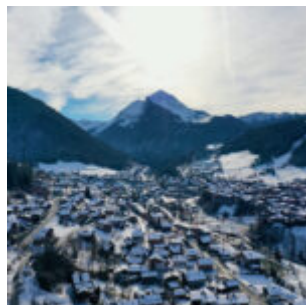
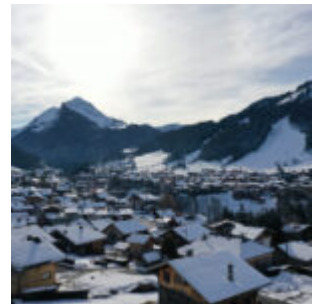
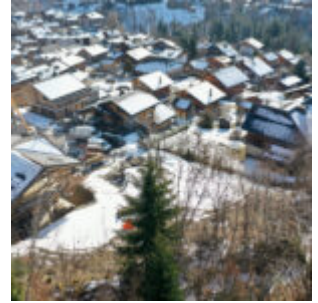




AGENCE
MY HOME
in the Alps

Chalet Enif – constructible land

Price : 1 670 000€



An absolutely stunning plot of constructible land located in one of the most desirable areas of Morzine just a 10min – 15min walk to the Super Morzine. The plot is ideally positioned at the end

of a small cul-de-sac, bordering the river, and benefits from a south and south-west facing aspect with panoramic views of Pleney, Nyon and Roc d'Enfer.

The plot measures 893 m² in total, including 663m² of constructible land and an additional 230 m² of non-constructible land. This non-constructible section runs alongside the river and will make a fantastic garden area. The presence of this extra land to the left of the plot is a real advantage, allowing for the construction of a larger chalet while still complying with current building regulations regarding distance from boundaries.

A major highlight of this opportunity is that full planning permission has already been submitted and approved, meaning a buyer could move forward with the project almost immediately . The approved plans are for an impressive chalet of 428 m² total surface area, including 392 m² of habitable space, arranged over four levels.

Level -1: A spacious basement with the potential to create a cinema room, gym, wellness area, bar, and wine cellar. Level 0: Two en-suite bedrooms, a boiler room, storage area, laundry room, ski boot room, and the main chalet entrance. Level 1: Three further en-suite bedrooms, as well as a wellness area with hammam, spa, and sauna. Level 2: The main living floor, featuring an open-plan layout with clearly defined zones for the kitchen, dining area, TV snug, and living room with fireplace. This level opens onto a south and south-west facing balcony, perfectly positioned to enjoy the panoramic mountain views. The interior layout remains flexible and can be adapted depending on budget and personal requirements. A highly reputable local construction company is already in place and can manage the entire build, they can manage the entire process from refining the interior plans, the build all the way through to interior design and furnishings.

This is a rare opportunity to purchase a plot with approved planning permission, allowing construction to begin as soon as the sale completes.

Notaire fees are reduced, and there is also the possibility of recovering VAT, making this an attractive option both as a lifestyle purchase and an investment.

Enquire for further details.

Fees to be paid by the seller. Information on the risks to which this property is exposed is available on the Geohazards website: georisques.gouv.fr.

Surface area (m2) :893

Land area (m2) :893

Price :1 670 000€

PRESENTATION OF THE PROPERTY

Price :1 670 000

Charges mensuelles :0.00

Situation :Morzine

Meublé



AGENCE
MY HOME
in the Alps

315 rue du bourg,
74110 Morzine
Tél. : +33 (0) 9 54 76 22 30