

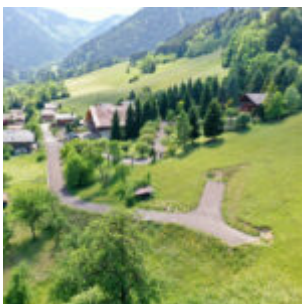
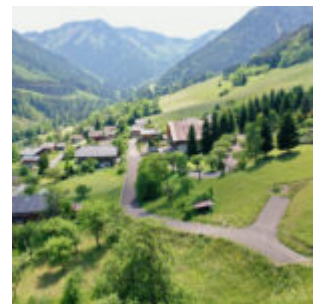
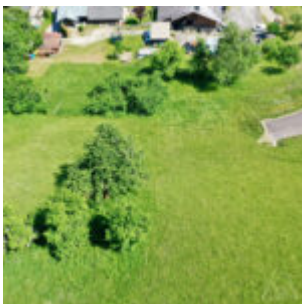
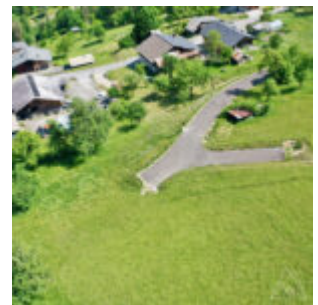
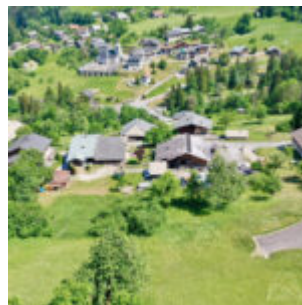
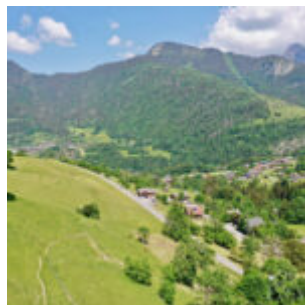
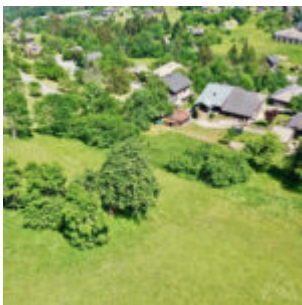
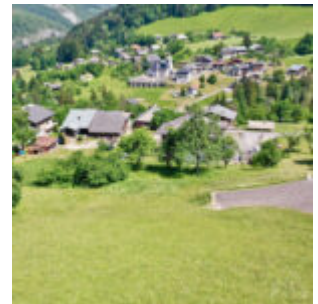
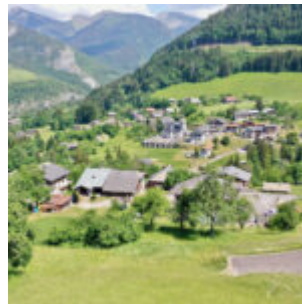
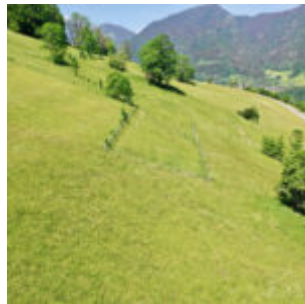
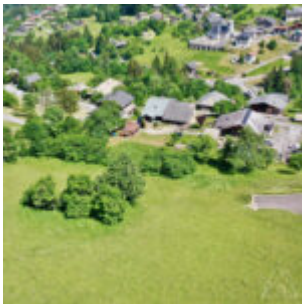
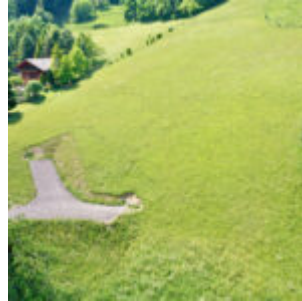


AGENCE  
MY HOME  
in the Alps

# Sunny & large plot with beautiful views

Price : 240 000€

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Building Plot in Seytroux - 1,085 m<sup>2</sup> in UC Residential Zone

Located in a privileged, sunny setting in the village of Seytroux, this beautiful 1,085 m<sup>2</sup> building plot is entirely classified within the UC zone of the PLUi-H local development plan, primarily designated for residential housing.

The plot has a gentle slope and offers an ideal configuration for a construction project.

Water, electricity, and mains drainage connections are available nearby, making utility connections straightforward.

The land is part of a recent subdivision with fully paved roads, ensuring easy and secure access year-round, including during the winter months.

You will particularly appreciate its peaceful location, excellent sun exposure, and stunning unobstructed views of the surrounding mountains.

A tranquil setting offering space, natural light, and a high quality of life.

#### Planning Information

UC zone under the PLUi-H local development plan  
Altitude: approximately 860 metres  
Maximum building height: 10 metres to the ridge  
Maximum outbuilding height: 3.5 metres  
Site coverage ratio (CES): 30% of the plot area, allowing a maximum building footprint of approximately 325 m<sup>2</sup>  
Minimum setback from the public road: 5 metres  
Minimum setback from neighbouring property boundaries: 4 metres  
Where multiple buildings are constructed on the same plot, a minimum distance of 6 metres must be maintained between opposing façades  
Parking requirement: 3 parking spaces per dwelling  
Agricultural land located behind the plot  
A rare opportunity to build your primary residence or holiday home in an authentic Alpine setting, just minutes from the amenities of the Vallée d'Aulps and the surrounding ski resorts.

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](http://georisques.gouv.fr).

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Surface area (m<sup>2</sup>) :1085

Land area (m<sup>2</sup>) :1085

Price :240 000€

## PRESENTATION OF THE PROPERTY

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Price :240 000

Charges mensuelles :0.00

Situation :Seytroux

Meublé

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#### MY HOME IN THE ALPS

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74110 Morzine

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