

Le Biot - Large plot of sunny constructible land 1348m2, with mountain views for sale in Le Biot near Morzine.



INFORMATION

Town:	Le Biot
Department:	Haute-Savoie
Bed:	0
Bath:	0
Floor:	0 m2
Plot Size:	1348 m2

IN BRIEF

Large plot of constructible land for sale in Le Biot and only a 5 minute walk to the bar/restaurant in the square. It is on a quiet no through road in a secluded position with lovely mountain views. By car Le Biot is 5 minutes (4km) from St Jean D'Aulps and 15 minutes (12km) from Morzine.

The plot is in a zone with no restrictions on the amount of habitable space in the chalet you build. Water, electricity and mains drains are on the edge of the plot.

ENERGY - DPE

DPE in progress.

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

The traditional village of Le Biot nestles into the stunning scenery of the vallée d'Aulps and remains seemingly untouched by time, having the dreamy, tranquil air that many of the larger alpine villages lost years ago. Le Biot is deceptive, though, as although it appears to have no connection to the frenetic ski resorts that are so well known to all, this little village actually lies in the very heart of Les Portes du Soleil, one of the largest linked ski areas in the world.

Le Biot has a bakery, a cheese shop, a post office, a primary school and a hotel with a bar and restaurant. Morzine and other towns are nearby, though, so it isn't difficult to access more shops and supermarkets.

The ski resorts that surround the village have lots of sports on offer, and not just in winter. You can access golf courses, rock climbing, swimming, mountain biking and pony trekking, to name but a few of the activities that are available. Many people think of the Alps as a winter playground only, but the mountains are as beautiful in summer as they are in winter.

The international airport of Geneva is only just over an hour away (65km) and it takes about 9 hours to drive from Calais and the other car ferry ports in the north of France.

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