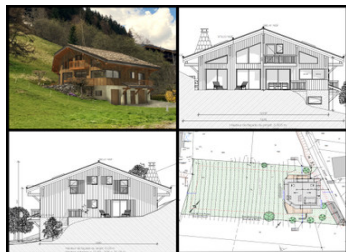


## Morzine center building plot with a superb view of the mountains



## INFORMATION

Town:	Morzine
Department:	Haute-Savoie
Bed:	0
Bath:	0
Floor:	0 m2
Plot Size:	1698 m2



## IN BRIEF

Ideally located on the heights of Morzine, in the heart of the Portes du Soleil international ski area, this 1,698 m<sup>2</sup> plot enjoys a rare and sought-after location. It offers spectacular panoramic views of the village, Montriond, the surrounding mountains, the Super-Morzine area, and the Pointe de Nyon.

Nestled on a quiet, one-way street with little traffic, the plot enjoys a peaceful environment while remaining perfectly connected: shops are nearby, there is a shuttle bus stop below the property with direct service to the village center and ski lifts, and there is direct access to the Route des Grandes Alpes connecting Morzine to Lake Geneva (40 minutes) and Geneva Airport (1 hour 15 minutes).

A building permit has been granted and is free of any appeals, allowing for the immediate construction of a project with approximately 310 m<sup>2</sup> of living...

## 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

In Morzine, in the heart of the Portes du Soleil, this 1,698 m<sup>2</sup> plot offers a rare setting with panoramic views of Morzine, Montriond, and the surrounding peaks. Nestled in a quiet area but close to amenities, it enjoys easy access to shuttle buses, shops, the Route des Grandes Alpes, Lake Geneva (40 minutes) and Geneva Airport (1 hour 15 minutes). A building permit, free of any appeals, authorizes a project of approximately 310 m<sup>2</sup> of living space, representing an exceptional opportunity.

Urban planning data and project context

PLU zone: Ub12

Total plot area: 1,698 m<sup>2</sup>

Area free of any construction: 1,308 m<sup>2</sup>

Biotope coefficient: 77.03%

Project footprint: 203 m<sup>2</sup>

Footprint ratio: 11.85% (below the 40% limit set for the Ub12 zone).

Landscape assets

The plot enjoys a privileged location, offering panoramic views:

To the east: the Montriond, Nantaux, and Ressachaux valleys.

To the south: the summit of Nyon.

To the west: the Morzine valley and the Pleney ski area.

## LOCAL TAXES

Taxe habitation:

EUR

## NOTES

Morzine is nestled in a mountain setting, between forests and peaks, easily accessible to visitors from all over the world. Located halfway between Mont Blanc and Lake Geneva, at an altitude of 1,000 meters, the warm welcome of the locals and the friendly atmosphere make this village a place where you immediately feel at home. Each season reveals unique and captivating wonders. Authentic Morzine, with its wooden chalets and typical slate roofs, sits alongside its close neighbor Avoriaz, the visionary, perched a little higher up.