

BARNES MONT-BLANC - LARGE BUILDING PLOT IN ST-GERVAIS LES BAINS

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SELLING PRICE : 970 000 €

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## DESCRIPTION

A remarkable opportunity arises as BARNES MONT-BLANC presents an exceptional land parcel, perched on the elevated grounds of Saint-Gervais les Bains. Encompassing a sprawling 3,700 m<sup>2</sup>, with approximately 2,100 m<sup>2</sup> designated as constructible area, this plot boasts breathtaking vistas encompassing the Aravis, Fiz, and Mont Blanc mountain ranges.

Strategically positioned at an altitude of 1150 m, its proximity to the Évasion Mont-Blanc ski area and immediate access to a ski bus stop further enhance its allure. Zoned as UD, offering a 0.15% floor area ratio, and featuring mains drainage on the perimeter of the plot, this property stands as an unmistakable favorite among discerning buyers.

## CARACTÉRISTIQUES

|                                   |                            |                                |
|-----------------------------------|----------------------------|--------------------------------|
| Type of property : Field          | Fees : -                   | Surface : 3,700 m <sup>2</sup> |
| Land area (m2) : -                | Bedrooms : -               | Annual charges : -             |
| Balcony Surface : -               | Elevator : No              | Swimming pool : No             |
| Number of lots : -                | * Fees chargeable : Seller | Terms tenant loads : -         |
| Price of the discounted value : - | Monthly rent : -           |                                |

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NON-CONTRACTUAL INFORMATION

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