

Collonges sous Salève - building plot in the sought after mid-levels, with mountain view



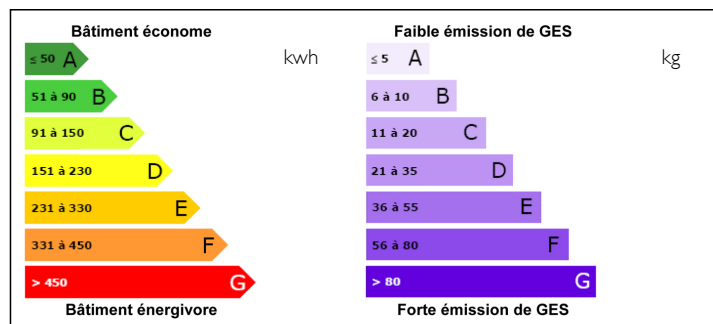
INFORMATION

Town:	Collonges-sous-Salève
Department:	Haute-Savoie
Bed:	0
Bath:	0
Floor:	0 m2
Plot Size:	865 m2

IN BRIEF

Situated at the foot of Mont Salève, this building plot of 865m2 is in a highly desirable location in the mid-levels of Collonges sous Salève. To it's east is a stunning view of the majestic rock formations of Mont Salève and to it's west is a potential view across the Geneva basin to the Jura and of Lake Geneva and the Jet d'eau. The land is serviced by the main amenities at the side of the road. The CES (Coefficient d'emprise au sol) is 0.25. Croix de Rozon border crossing is 1.3kms away with central Geneva a 20 min drive. The centre of Collonges sous Salève with it's variety of commerce is a 7 minute walk, and popular ski resorts are reached within an hour. This plot is directly adjacent to another plot of 701m2 that is also for sale. Both can be purchased together, if preferred, creating a plot of 1566m2.

ENERGY - DPE



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

Collonges sous Salève is a small border town populated by local and cross-border workers. It has a lively Sunday market and an abundance of indoor and outdoor summer and winter activities. It has a variety of commerce and services including a bank, a medical centre, vets, pharmacy, private and public schools, hairdressers, bar, post office, take aways, restaurants, newsagents, bakeries, delicatessens, supermarkets and an active community hall / indoor sports complex – all within easy walking distance.

The IMAX cinema and indoor tennis centre at Archamps and the popular Vitam Water Parc and commercial centre at Neydens are less than a 10 min drive.

At the summit of Mont Salève, also a 10 min drive, is a truly magnificent view of the Mont Blanc and surrounding mountain range, hiking trails, winter sports, paragliding and convivial cafés and restaurants.

The nearby A40 and A41 serves Annecy in 40 mins and a number of popular ski resorts within an hour.

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

NOTES