

735 000 €

Buying maison

Surface of the living : 46 m²

Year of construction : 1970

View : Sans vis à vis

Hot water : Electrique

Inner condition : A rénover

External condition : A rafraichir

Couverture : Tuiles

Amenities :

Chambre de plain-pied

2 bedroom

1 terrace

1 bathroom

1 shower

1 WC

1 garage

Legal information

735 000 €

Fees paid by the owner, no current procedure, information on the risks to which this property is exposed is available on georisques.gouv.fr.



Maison 74120 Sciez

In the heart of the highly sought-after Domaine de Coudrée, in a private, secure, and exceptionally privileged setting, this property enjoys an ideal location and abundant natural light. Built on a fenced and wooded plot, it currently includes a house of approximately 85 m² in need of renovation, as well as a garage. Beyond what exists, this property notably offers remarkable potential for the development of a new residential project. According to the urban planning regulations applicable to the land, the project could benefit from a footprint of up to 250 m², with a maximum height of: 9 meters with a traditional roof and 7 meters with a green roof terrace. These options would allow, subject to project design and the necessary planning permissions, to consider new possibilities. The layout of the land, its orientation, and its wooded surroundings thus provide the opportunity to envision a high-end contemporary villa, perfectly integrated...

Energy class (dpe) : E - Emission of greenhouse gases (ges) : C
Estimated annual energy between 2010 and 2760 € (reference year 2024)
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