

LES GIETTES



Building plot 10 minutes from Monthey

Price of parking place(s) in addition



2974 m²

n° ref. **039148**



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Switzerland

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SITUATION AND DESCRIPTION

Interesting opportunity for developers

Real estate development opportunity: building plot for 4 chalets

Are you looking for a promising real estate project in an idyllic setting? Look no further! We're delighted to present this exceptional building plot, offering a unique development opportunity in the charming commune of Loex, in the Monthey district.

Located in a picturesque, unspoilt environment, this spacious plot benefits from pre-approval from the commune for the development of four individual chalets. With a total surface area of 2,974 m², this site offers remarkable building potential for property developers looking for a lucrative project.

Land characteristics

- Total area: 2'974 m²
- Pre-building permission for 4 individual chalets
- 2 of the chalets comprise 2 dwellings
- Preserved natural environment
- Easy access to local amenities and public transport
- Very beautiful unobstructed views

Development potential

- Possibility of designing and building four high-quality chalets
- Spacious outdoor areas for each chalet, offering private gardens and panoramic views of the surrounding landscape
- Design flexibility to meet the needs and requirements of future residents

Privileged location

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- Ideally situated in [Name of commune], a dynamic and popular commune in [region/geographical area]
- Easy access to major roads and freeways, facilitating travel to neighboring towns
- Close to local amenities such as schools, shops, restaurants and recreational facilities

Investment opportunity

This building plot represents a great opportunity for property developers to make a strategic investment in a booming real estate market. With its sought-after location, unique features and development potential, this land offers a solid foundation for a successful real estate project

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SURFACES

Surface of parcel	2974 m ²
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CHARACTERISTICS

Equipped	No
Number of parcels	1
Sale to persons abroad authorized	No

DISTANCES

Public transports	96 m
Primary school	1445 m
Stores	1900 m
Restaurants	459 m

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LOCATION

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Although Les Giettes is a relatively small locality, it offers convenient access to a variety of nearby amenities and services. Here's an overview of the main proximities:

Shops

- **Supermarkets and grocery stores:** Although the area itself has no large supermarkets, the nearby town of Monthey offers several options for food shopping, including well-stocked supermarkets, grocery stores and local markets.
- **Bakeries and patisseries:** You'll also find several bakeries and patisseries in the area, offering fresh bread, pastries and tasty pastries.

Public transport

- **Bus stops :** Bus stops serve the area and its surroundings, offering convenient links to Monthey and other nearby towns. Timetables are generally well suited to residents' needs.
- **Station:** The nearest train station is in Monthey, offering rail connections to other destinations in Switzerland. This option is convenient for longer journeys or for those who prefer public transport.

Other amenities

- **Schools:** The area has an elementary school in the neighboring village, which is convenient for families with children. For higher levels of education, secondary schools and institutions of higher learning can be found in Monthey and other nearby towns.

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- **Health services:** Doctor's surgeries, pharmacies and medical clinics are located mainly in Monthey, offering local healthcare to area residents.
- **Restaurants and cafés:** Although Les Giettes itself has only a few eateries, you'll find a wider variety of restaurants, cafés and bars in Monthey and the surrounding towns.

In summary, although Les Giettes is a small community, it offers convenient access to a range of basic amenities thanks to its proximity to larger towns like Monthey. Residents can enjoy the tranquility of country living while having easy access to the services and infrastructure of nearby urban areas

SPECIAL FEATURES

Local market overview

The real estate sales market in Choex and La G, Switzerland, is influenced by several factors, including local and regional demand, the characteristics of the Swiss real estate market as a whole, and economic and demographic trends.

Characteristics of the area's real estate market

Price stability: Overall, real estate prices in this area tend to be stable, with limited fluctuations compared to major Swiss cities such as Geneva or Zurich.

Varied demand: Demand for real estate in the region varies according to the specific characteristics of each property. Single-family homes, apartments and building plots can all be sought after, depending on the needs and preferences of potential buyers.

Limited supply: As in many attractive regions of Switzerland, the supply of real estate in Choex can be limited, particularly for properties with desirable features such as panoramic views or easy access to amenities.

Attractiveness for outdoor living : The area benefits from a beautiful natural setting, which can make properties with easy access to hiking trails, mountain bike trails or outdoor activities more attractive to potential buyers.

Accessibility to amenities : Although Choex and Les Giettes is a relatively small commune, it offers easy access to basic amenities such as schools, shops and health services. In addition, proximity to the town of Monthey offers access to a wider range of services and amenities.

Recent trends

There has been an increase in interest in residential properties in this area due to its peaceful setting and access to urban amenities.

Building plots may be particularly sought after by potential buyers wishing to build their own home in a natural setting.

Real estate investors may also be attracted by development opportunities in the area, taking into account local market needs and planning regulations.

In summary, the real estate sales market in the area presents a balance between supply and demand, with relatively stable prices and growing interest in properties in this picturesque region of the canton of Vaud

PROXIMITY

- Village
- Villa area
- Park
- Mountains
- Lake
- Residential area
- Shops/Stores
- Bus stop
- Preschool
- Primary school
- Secondary school
- Secondary II school
- Ski piste
- Ski resort
- Doctor

OUTSIDE CONVENIENCES

- Quiet
- Greenery

EXPOSURE

- Optimal
- All day

VIEW

- Clear
- Lake
- Forest
- Mountains

FINANCIAL DATA

Price

Availability

To be discussed

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