

Spacious 5-Bedroom Family Home with Land and Development Potential near Geneva, Lakes & Mountains

EXCLUSIVE



INFORMATION

Town:	Reignier-Ésery
Department:	Haute-Savoie
Bed:	5
Bath:	3
Floor:	222 m2
Plot Size:	4598 m2

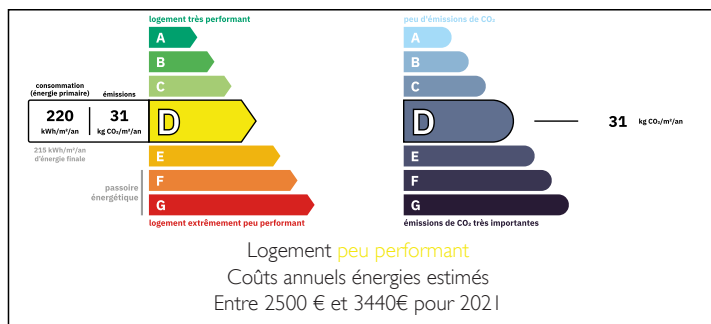
IN BRIEF

Discover this expansive five-bedroom family home combining authentic character with modern potential. Set on a sun-drenched 4,598 m² plot with three constructible parcels, it offers exceptional space, privacy, and scope to develop further or create the perfect family retreat.

Located in a tranquil countryside setting near Reignier, this property offers the best of both worlds - peaceful nature and easy access to Geneva, Lake Annecy, Lake Geneva, and year-round Alpine adventure.

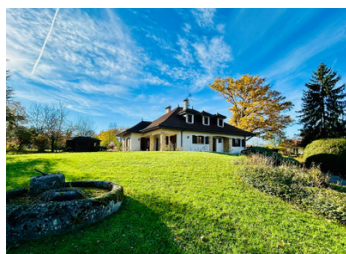


ENERGY - DPE



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.



LOCAL TAXES

Taxe habitation: EUR

NOTES

DESCRIPTION

This impressive five-bedroom property combines volume, light, and opportunity in a highly desirable location close to Geneva. The home's main living area features a spacious dining room flowing into a double-height lounge with an open fireplace, overlooked by an elegant mezzanine. The adjoining kitchen and large entrance hall enhance the sense of openness and warmth.

The house sits on an exceptional 4,598 m² of land, including three constructible plots already defined and provisionally approved (912 m², 632 m², and 871 m²). The main garden enjoys sun throughout the day, with ample space to create a pool or landscaped retreat.

Downstairs, the vast sous-sol includes a double garage of over 90 m², technical rooms, two cellars, and additional storage. The property offers five generous bedrooms and three bathrooms, providing comfort for large families or guests, with scope to modernise and personalise the décor.

This property offers rare flexibility — ideal as a substantial family home with land, or an investment opportunity with future development potential.

Surrounded by nature yet close to shops, schools, and transport links, it's only a short drive to the Geneva border and within easy reach of both Lake Geneva and Lake Annecy. The nearby Alpine peaks and ski resorts complete the perfect balance of lifestyle and convenience.

Contact me today for more information or to arrange a viewing.

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