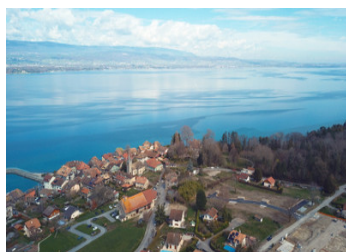


Plot of building land of 1087M2 within a newly created subdivision, a stones throw from the lake



INFORMATION

Town:	Nernier
Department:	Haute-Savoie
Bed:	0
Bath:	0
Floor:	0 m2
Plot Size:	1087 m2

IN BRIEF

3 plots of land available in a newly created subdivision in the quaint and beautiful village of Nernier.

The plots vary in size from 858m2 - 1087m2 and are free of construction and are situated on a quiet road close to the village.

Build the house of your dreams within a stones throw of the lake.

All plots will be serviced with water and electric before delivery.

ENERGY - DPE

DPE not required.

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

THE VILLAGE

The medieval village of Nemier, on the French shores of Lac Léman (Lake Geneva), is also known as "La Perle du Léman". And when you consider its natural beauty, charming architecture, and fabulous quality of life, you can see why the name tag is justified. Summers in Nemier are sublime. The beach, decked jetty for sunbathing and swimming, bars, restaurants and art galleries, all combine to create a real holiday atmosphere every day of the week, but without the crowds.

Winter walks along the lake with the snow-capped mountains of the Jura in view, make you feel just as lucky to live in Nemier.

The community is a real melting pot of nationalities, where French locals, whose families have been in the village for generations, extend a warm welcome to expats from all corners of the globe.

Residents commute on a daily basis to Geneva by road, and by ferry to Nyon, Switzerland, directly opposite on the other side of the lake. Ferry services run from the neighbouring village of Yvoire all year round, with some ferries also stopping in Nemier itself in spring and summer.

TRANSPORT

- 25km by road to central Geneva (Pont du Mont Blanc).
- 30km by road to Geneva International Airport.
- 2.5km from neighbouring village of Yvoire (cycle path recently created).
- 20-minute ferry journey to Nyon, Switzerland. From Nyon there are direct trains to Geneva International Airport, which takes just under 30 minutes.
- Easy access by road to the 12 resorts that make up...

LOCAL TAXES

Taxe habitation: EUR

NOTES