

2 Luxury homes for sale in a quiet enclave, 30 seconds walk to a secluded beach and moorings on lake Annecy



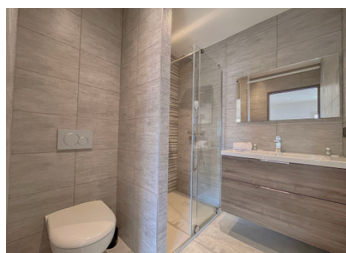
INFORMATION

Town:	Sevrier
Department:	Haute-Savoie
Bed:	5
Bath:	5
Floor:	180 m2
Plot Size:	800 m2

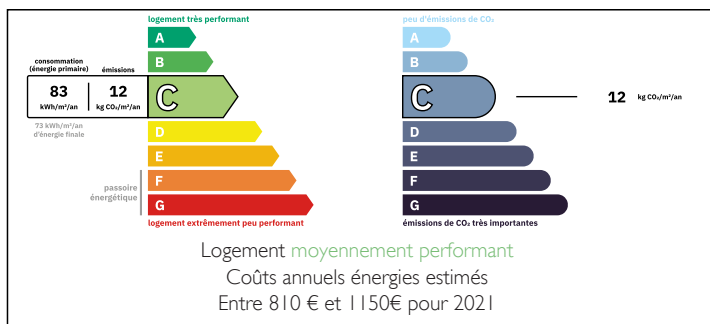
IN BRIEF

Built by the discerning owner of a 5-star hotel, these 2 properties have been built to the exacting standards of finish you would expect, cosseted away behind electric gates in a very exclusive area of Sevrier. Both houses are highly insulated and have spacious light-filled open plan living areas, equipped with highly adaptable remote-control blinds, underfloor heating, suspended gas log fires and air-conditioning.

The larger 3 bed property can be bought on its own or buy both and I'll be happy to re-sell the other one for you if required.



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

T4 3-bed house

Ground floor

- Entrance hallway with cloakroom cupboard and centralised controls for the house systems
- Shower room with WC – 2.5m²
- Living room / kitchen – 55m² with suspended gas log fireplace and access on to the garden terrace.

First floor

- Bedroom 1 – 16m² with 4m² en-suite shower room /WC and a south facing balcony
- Bedroom 2 - 10m² with en-suite shower room and balcony access
- Separate WC with hand basin
- Bedroom 3 – 12m² with 3.5m² shower/WC and balcony access

LOCAL TAXES

Taxe habitation: EUR

T3 2-bed house

Ground floor

- Entrance area with cloakroom cupboard and centralised controls for the house systems
- WC with hand basin – 2.5m²
- Living room / kitchen – 30m² with suspended gas log fireplace and access on to the garden terrace.

First floor

- Bedroom 1 – 10m² with built in wardrobe
- Bedroom 2 - 11m² with balcony access
- Separate WC with hand basin
- Shower room – 4.5m² and with balcony access if feeling adventurous

Outside

- Parking for 4 cars
- Lake Annecy in less time than it would take to put your shoes on
- Secluded beach and mooring jetties – *mooring not included

Information about risks to which this property is exposed is available on the Géorisques website :

NOTES