

Beautifully renovated house in an exceptional location, with 3 bedrooms, lake views and pool



INFORMATION

Town:	Nernier
Department:	Haute-Savoie
Bed:	3
Bath:	2
Floor:	150 m2
Plot Size:	864 m2

IN BRIEF

Extensively renovated in 2023 to the highest possible standards with fresh contemporary decoration and modern features, including a brand new heating system, new windows and doors, kitchen, tile and wooden floors, bathrooms, heated pool with counter-current, sun shades all fitted by reputable local artisans.

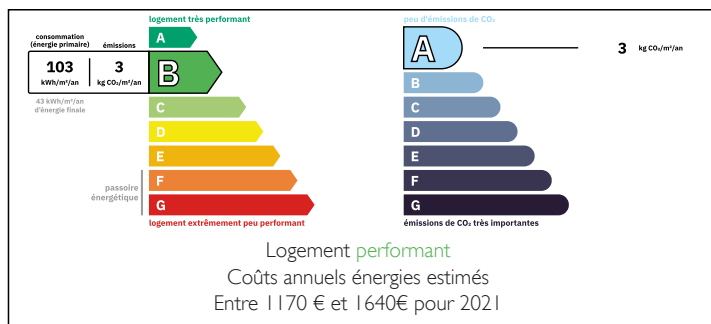
3 bedrooms with useful fitted wardrobes, 2 with balcony access and lake views. The basement has also been fully renovated creating a 4th bedroom, study, laundry room and a garage.

There is off road parking for 2 cars, with an extra so parking space in the driveway.

The garden is fully fenced and beautifully planted with new tiles terraces and uninterrupted lake views.

The property is a 2 minute walk to the lake and the medieval village itself.

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 foncière:	1200 EUR
Taxe habitation:	EUR

NOTES

DESCRIPTION

The house is set over 3 floors and has been totally renovated inside and out.

Entering via the new front door there is a light and airy entrance with storage for coats and shoes, along with a guest toilet, bathroom with bath and access to the basement area via an internal staircase.

Walking through you enter the open-plan living space with dedicated lounge area with library shelving, a dining area, a beautiful and practical fully fitted kitchen and access to several outside terrace areas and the garden, and the lake views beyond.

On the first floor, accessed by a modern wooden and metal staircase, there is an office area with lots of integrated storage, 2 bedrooms with integrated wardrobes and balcony access with stunning views of Lac Léman.

The 3rd bedroom is light and airy.

On this level there is a shower room with Italian shower and a separate toilet.

The basement area is also super useful, with a 4th bedroom, a study, a large techroom for the heating system and laundry, ample storage and a garage with space for a car, bikes and sports equipment.

The property is in a perfect location for enjoying this wonderful region. With the lake only a few steps away and local shops and schools close by.

The neighbouring medieval village of Yvoire is a 15 minute walk via a pretty footpath.

Access to Geneva and Switzerland is simple, with a ferry boat from Nermier in the summer to Nyon where you can access the Suisse...