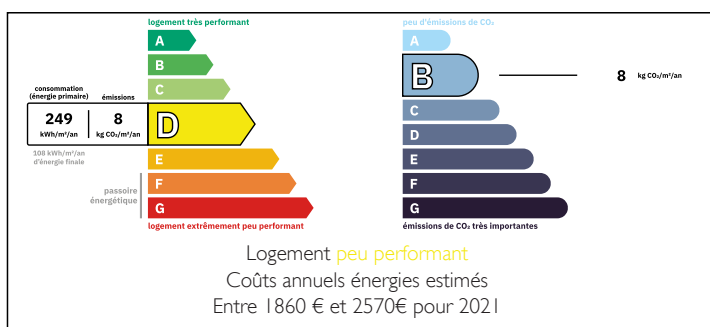


Detached house set in attractive garden in a cul-de-sac, 700m from Moillesulaz Swiss border crossing



ENERGY - DPE



INFORMATION

Town:	Ambilly
Department:	Haute-Savoie
Bed:	5
Bath:	2
Floor:	191 m2
Plot Size:	537 m2

IN BRIEF

This detached house, ideal for cross-border workers, is in a cul-de-sac in Ambilly, 700m from the Moillesulaz crossing into Geneva. Close to schools, a hospital, the Motorway and shops, this 191 m2 property offers flexibility as an investment, or as a primary or secondary residence via retaining it in it's 2 apartment layout, or modification to create a family home.

It is set in an attractive and mature south facing garden with lawn, terrasse and barbecue.

The ground floor comprises a 52m2 2 bedroom apartment with 10m2 balcony, and the first floor comprises a 56m2 2 bedroom apartment with 10m2 balcony and attic storage.

There's an insulated cellar of 80m2 with a storage room, laundry room, boiler room (new heat pump), wine cellar and multi-purpose living space with

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

Located in a residential cul-de-sac in Ambilly, just 700m from the Thônex-Moillesulaz border crossing, this 1966 detached and bright property of 122 m2 living space and 191m2 total floor space (122m2 living space and 69m2 additional useable space), provides numerous opportunities as an investment or primary or secondary residence.

With a bright south facing exposition and set in an attractive and well-maintained garden, this house set on a 537m2 plot, comprises of two 2-bedroom apartments, each on a separate floor, a spacious cellar level, attic and a large garage.

Converted from fuel to air source heat pump one year ago, this property has a respectable category D energy performance and is heated by radiators throughout.

The front door of this detached house opens into a shared entrance to the ground floor two bedroom apartment of 52m2 and to the stairs leading to the first floor two bedroom apartment of 55.5m2. Both apartments have separate entrance doors, a 10m2 east facing balcony, an independent kitchen and lounge, a separate WC, a bathroom and independent electricity counters in the cellar.

The cellar is a spacious 80m2 and comprises of a laundry room, a boiler room, a storage room, an additional living space with window and radiator, a wine cellar, all leading through to a spacious garage / workshop and 2 additional parking spaces in front – and 4 further parking spaces on the cul-de-sac.

The property is close to all amenities and services including schools, the Hospital Pays de Savoie...

LOCAL TAXES

Taxe foncière: 1517 EUR

Taxe habitation: EUR

NOTES