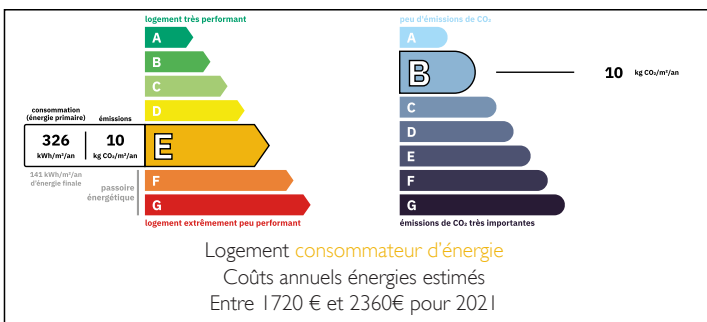


Lovely Renovated House with Stunning Mountain Views & Enclosed Garden near Lac Annecy & 50 minutes from Geneva



ENERGY - DPE



INFORMATION

Town:	Saint-Jorioz
Department:	Haute-Savoie
Bed:	3
Bath:	1
Floor:	87.25 m²
Plot Size:	325 m²

IN BRIEF

Leggett International Immobilier proudly presents charming house located in the village of Saint Jorioz, located at the end of a beautifully renovated barn. With three bedrooms, this 87 sqm home seamlessly blends historic charm with modern comfort. Featuring exposed stone and wood details, the home exudes warmth and character, making it an ideal family retreat or investment opportunity.

With two parking spaces and breathtaking views of the Semnoz and La Tournette, this property offers a rare combination of tranquility and accessibility.

This house consists of:

Living Room: 28 m²

Kitchen: 7.4 m²

Bedroom One: 16 m²

Bedroom Two: 17.6 m²

Bedroom Three: 8.5 m²

Second Floor Attic space: 80 m²

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.

- 15 minutes to...



DESCRIPTION

Enjoy plenty of natural light with its south-facing orientation, while the fenced garden, terrace, and garden shed provide a peaceful outdoor retreat. The property boasts an additional 85 sqm of attic space, perfect for expansion or storage.

Set in a quiet yet convenient location, this home is just minutes from the St Jorioz beach and essential amenities. Additionally, a unique easement allows access through the neighboring pasture.

With two dedicated parking spaces and breathtaking views of the Semnoz and La Tournette, this property offers a rare combination of tranquility and accessibility. Whether you're looking for a forever home or a lucrative investment, this home is a must-see!

LOCAL TAXES

Taxe foncière: 869 EUR

Taxe habitation: EUR

In Summary:

- 3 bedrooms
- Recently renovated
- Enclosed garden
- Mountain Views
- Quiet Environment
- Two private parking spaces
- 10-minute bike ride to Lake Annecy
- 15 minutes to Annecy
- 50 minutes to Geneva

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

NOTES