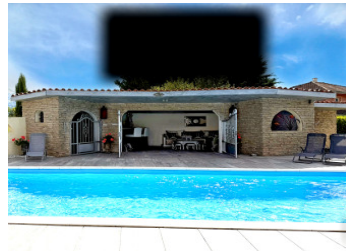


Villa with pool in Ballaison: Peaceful, close to the lake and amenities. Geneva less than an hour by train



## INFORMATION

Town:	Ballaison
Department:	Haute-Savoie
Bed:	3
Bath:	3
Floor:	160 m2
Plot Size:	1500 m2

## IN BRIEF

Absolument ! Voici la traduction en anglais du texte court, conservant les émojis et l'esprit dynamique, tout en restant sous la barre des 1000 caractères :

\*\*\*

### MUST-SEE IN BALLAISON (74)!

\*\*Prestigious villa\*\* in a quiet location with \*\*high-end amenities\*\*.

The ideal place to balance family life, nature, and proximity to the Swiss border!

\*\*LUXURY AT YOUR FINGERTIPS:\*\*

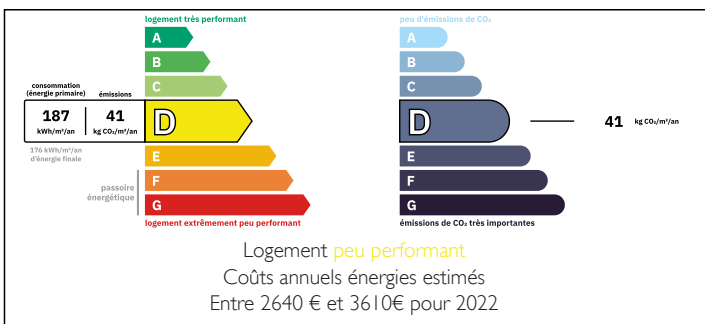
\* \*\*12.5m Pool, Jacuzzi & Pool House\*\*

\* \*\*55m² Master Suite\*\* (Bathroom, dressing room, gym)

\* \*\*2 Bedrooms\*\* (each with private shower room).

\* Double veranda (one designed as a bar).

## 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.

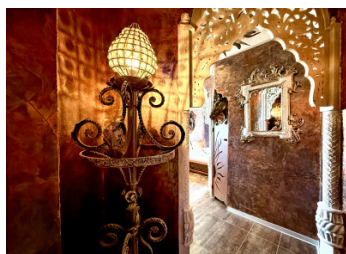
Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.

functionality!\*\*

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 \*All prices include agency fees.

Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France ~~Price 835 000 €~~ ~~Price 835 000 €~~ Email: info@leggett.fr

Contact us to arrange a viewing! +33 (0)6 37 67 01 32



## DESCRIPTION

Discover this superb 160 m<sup>2</sup> villa in Ballaison, where original and unique decor creates a warm and intimate atmosphere.

Inside, on the ground floor, you'll find:

- A spacious living room/kitchen with a fireplace, perfect for spending time with family.
- Two elegant verandas, one overlooking the pool terrace, the other with a bar overlooking the garden, ideal for entertaining your guests in a pleasant setting.
- A unique 55 m<sup>2</sup> master suite, in a slightly Moorish style, featuring a gym, a large dressing room, and a bathroom with a bathtub and shower.

- A second bedroom with a shower room and direct access to the garden.
- Upstairs, a third bedroom with its own shower room.

Outside, this property extends over a 1,500 m<sup>2</sup> enclosed and wooded garden with:

- A 12.50 x 4 meter swimming pool with its pool house/bar and jacuzzi, for unforgettable evenings in good weather.

This villa, located less than 3 km from Bons-en-Chablais train station, is ideal for cross-border commuters who can easily reach Geneva by train.

The lakeside is accessible by car or bicycle in 15 minutes.

You will enjoy the joys of the beach and, for sailing lovers, the activities offered by the nautical base of Sciez.

If you enjoy skiing, the nearest resorts are accessible by car in about an hour.

## LOCAL TAXES

Taxe habitation: EUR

## NOTES