

Family home in Yvoire in a magnificent rural setting with views of Lake Geneva.



## INFORMATION

Town:	Yvoire
Department:	Haute-Savoie
Bed:	4
Bath:	1
Floor:	112 m <sup>2</sup>
Plot Size:	1180 m <sup>2</sup>



## IN BRIEF

Exclusively :

In Yvoire, discover this 112 m<sup>2</sup> house with views of Lake Geneva and a 1,180 m<sup>2</sup> wooded garden (with a swimming pool and garage/pool house) in a preserved natural environment.

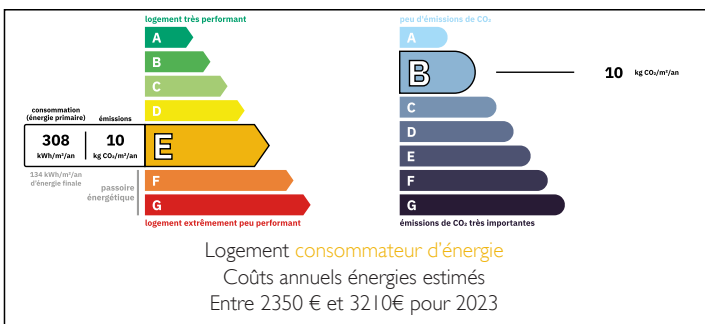
The property comprises a 28 m<sup>2</sup> living room with fireplace, a separate kitchen, four bright bedrooms, a bathroom and two WCs.

The bedrooms and balcony offer beautiful views of Lake Geneva.

Two separate entrances (ground floor and first floor) allow for the creation of two separate dwellings if desired.

Geneva is less than an hour's drive away and the nearest ski resorts are also within easy reach.

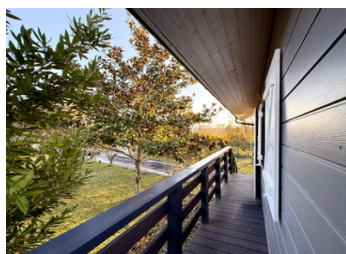
## ENERGY - DPE



Energy-efficient renovations to be planned, including

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

**EXCLUSIVE:** Family home with breathtaking views of Lake Geneva in Yvoire.

Discover this 112 m<sup>2</sup> property located in a preserved natural environment, a few steps from the medieval town of Yvoire, one of the most beautiful villages in France.

An exceptional living environment close to the lake and mountains.

Overlooking Lake Geneva, this house offers magnificent views from the balcony and bedrooms. It is set on a magnificent 1,180 m<sup>2</sup> wooded plot, a true haven of peace with a swimming pool (8 m x 3.5 m), terrace and garage/pool house.

The house comprises:

- A 28 m<sup>2</sup> living room with a fireplace for your winter evenings.
- A separate kitchen.
- 4 spacious bedrooms.
- A bathroom and two WCs.

With two separate entrances (one on the ground floor and one on the first floor), the property also offers the possibility of creating two separate dwellings, ideal for a high-yield rental project or a multi-generational family home.

Main features:

Prime location in the immediate vicinity of Yvoire.  
Enclosed garden of 1,180 m<sup>2</sup> with an 8 x 3.5 m swimming pool.  
Energy renovation work required.

Geneva is less than an hour's drive away and the ski resorts are easily accessible in winter.

Seize this unique opportunity to invest in one of the most sought-after areas on the French shore of Lake Geneva.

## NOTES