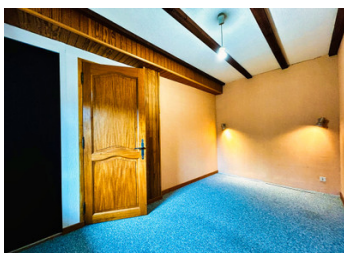


Character home with garden in peaceful hamlet near Lake Annecy and Geneva, with river and woodland walks



INFORMATION

Town:	Chavanod
Department:	Haute-Savoie
Bed:	3
Bath:	1
Floor:	133 m ²
Plot Size:	1350 m ²

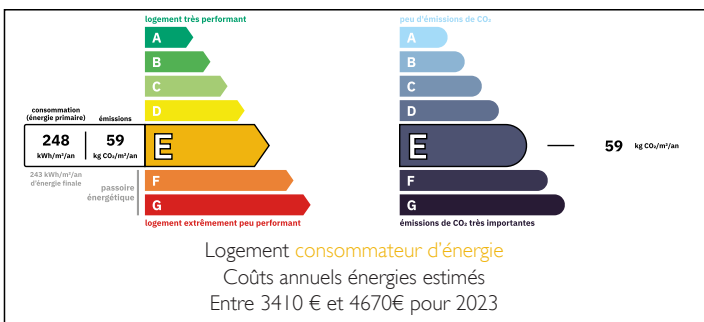


IN BRIEF

Discover this attractive period home offering 181 m² of total floor area (133 m² Loi Carrez), set within a peaceful and highly sought-after natural setting. The property combines generous internal volumes with excellent potential for modernisation and reconfiguration, creating an exciting opportunity to develop a beautiful home or Alpine retreat.

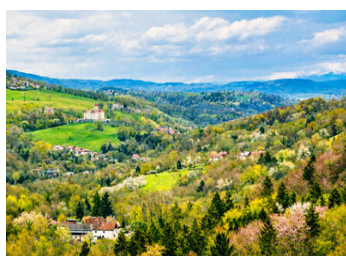
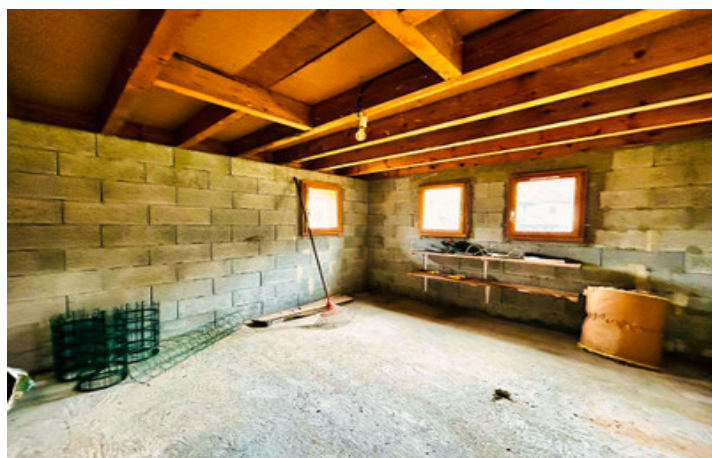
Located in a quiet and desirable environment, the house enjoys immediate access to woodland walks, the Fier river and the Château de Montrottier. At the same time, it is ideally positioned for access to Lake Annecy, Geneva and the surrounding ski resorts, offering a rare balance between tranquillity, outdoor lifestyle and connectivity.

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.



DESCRIPTION

Set within a peaceful hamlet surrounded by woodland, near Lake Annecy and within easy reach of Geneva, this appealing period property offers a rare combination of space, setting and lifestyle. The house is arranged over two main levels and provides a flexible layout suited to a range of uses.

The ground floor includes an entrance with storage, a living room, separate dining room and kitchen, creating clearly defined living spaces with a natural flow. A shower room and separate WC, along with laundry and utility areas, complete this level.

Upstairs, the property offers three bedrooms, including one with mezzanine, as well as a study area. From this level, access leads to a substantial attic space extending across the house, offering additional flexibility for future use.

The property is currently in a condition that would benefit from comprehensive updating, with scope to redesign and enhance the interior to suit modern living requirements, including the potential to improve bathroom and utility arrangements.

Externally, the setting is one of the property's greatest strengths. The house sits within a flat and usable plot of approximately 1,350 m², surrounded by greenery and enjoying a peaceful, natural environment. Located within a quiet hamlet and bordered by woodland, the property offers direct access to walking routes, with the nearby Fier river and Château de Montrottier providing exceptional local scenery and outdoor enjoyment.

Despite this tranquil setting, the property is exceptionally well positioned. Lake Annecy is within easy reach, while Geneva can be accessed in approximately 40...

LOCAL TAXES

Taxe habitation: EUR

NOTES