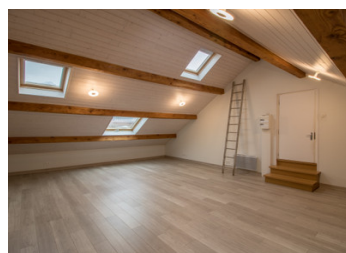


Messery - Large duplex apartment with a lake-facing balcony, 3 bedrooms and a big converted loft space.



INFORMATION

Town:	Messery
Department:	Haute-Savoie
Bed:	4
Bath:	1
Floor:	148 m2
Outside Space:	15 m2



IN BRIEF

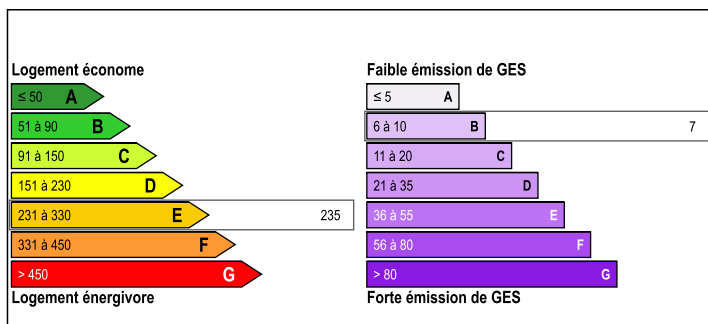
Set in the centre of the village, this spacious apartment, on 2 levels, is ideally located for families, home workers and commuters alike.

The entrance door is on street level with a staircase leading to the first floor of the building. On the 1st floor there is a large lounge area - 34m², fully equipped kitchen - 10m², as well as a toilet and 2 storage areas, one with connections for a washing machine.

The kitchen and lounge access the 1st floor outdoor balcony.

On the upper floor there are 3 full bedrooms - 18m², 15m² and 14m², a family bathroom and a large recently renovated 'loft space' - 35m². This room could be used as a 4th bedroom. It could be perfect for a large home office, a gym, a playroom for your children etc.

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

Lounge - 33.6M²

Kitchen - 10.37M² - including oven, cooker hood, dishwasher, fridge-freezer.

Bedroom 1 - 15M²

Bedroom 2 - 14M²

Bedroom 3 - 18m²

Loft space - 32.48M²

Bathroom

Toilet

Storage areas

Attic storage

The apartment has been renovated, in part, with a recent and practically equipped kitchen and it is fully double glazed throughout. The most recent edition is the loft space which has 5 veluxes giving you a bright and multi-functional room.

The loft room has its own efficient storage heaters and the rest of the apartment is heated with radiators from an electric powered boiler.

In a small 'copropriété' of 3 units. The roof has recently been repaired.

The village of Messery, in the heart of the Bas Chablais region is ideally located for all your lifestyle needs.

The lake is a 10 min walk and Messery has its own beach area on the shore with a small restaurant, paddle board rental and a ramp for launching boats. The village itself has numerous shops and services, with 2 bakeries, a butcher, convenience store, hairdresser, beauty salon etc.. There are a couple of bars and restaurants, a pharmacy and a school and creche in the village.

For those looking to commute to work, The swiss border is a 15 minutes (11KM) drive, with Geneva centre 35 minutes (24KM) away. Messery is near the medieval village of Yvoire which not only has many restaurants and bars but has a CGN shuttle to Nyon in Switzerland, where you can easily access the Swiss rail network and Geneva...

LOCAL TAXES

Taxe foncière: 964 EUR

Taxe habitation: EUR

NOTES