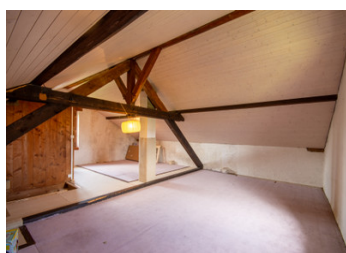
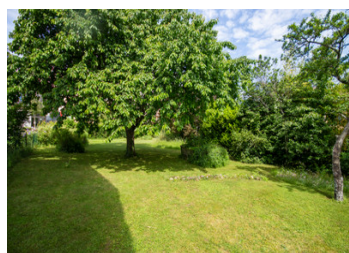


House for sale in the heart of Chens sur Lemman. 3 bedrooms, basement, attic space and enclosed garden.



## INFORMATION

Town:	Chens-sur-Léman
Department:	Haute-Savoie
Bed:	3
Bath:	1
Floor:	120 m2
Plot Size:	841 m2



## IN BRIEF

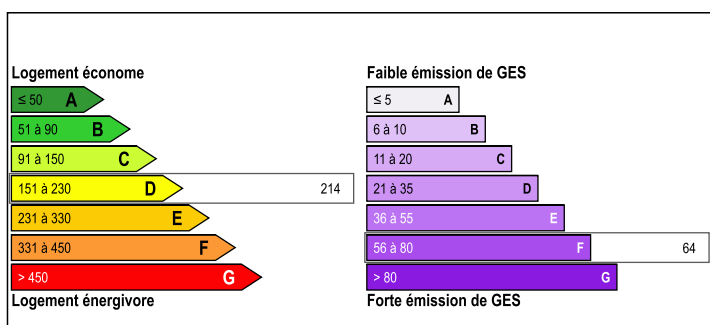
The house is set over 3 floors. On the ground floor there is a large lounge/dining room, an office, kitchen and guest toilet.

On the 1st floor there are 3 full bedrooms, a bathroom, a room with access to the balcony and a separate toilet.

On the last level there is a full attic room, full of potential for renovation and already insulated with two windows on the gable ends and one velux.

The house has a full basement divided into 2 rooms. The mature garden is completely enclosed, with lawn area, flowers and fruit trees.

## 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

This large house is ready to move into and also has lots of potential.

Chens sur Lemman is very accessible for Frontaliers with the Swiss border only 4kms away. Chens sur Lemman has a great array of local amenities, with a primary school, bakery, doctor, convenience store and has a wonderful cosmopolitan community.

The village has its own lakeside area where you can enjoy the pleasures of beautiful countryside whilst being close to exciting city life, 2 restaurants and a large beach with boat launch.

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

## LOCAL TAXES

Taxe foncière: 1000 EUR

Taxe habitation: EUR

## NOTES