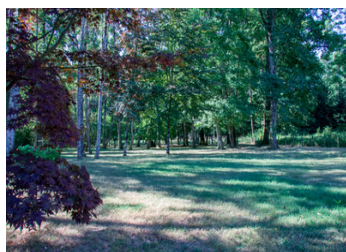


House with large garden and wooded area. 4 bedrooms, garage with basement and a carport / workshop



INFORMATION

Town:	Nernier
Department:	Haute-Savoie
Bed:	4
Bath:	2
Floor:	167.5 m2
Plot Size:	5125 m2

IN BRIEF

The house is situated on a large plot of land with a wooded area that extends the garden.

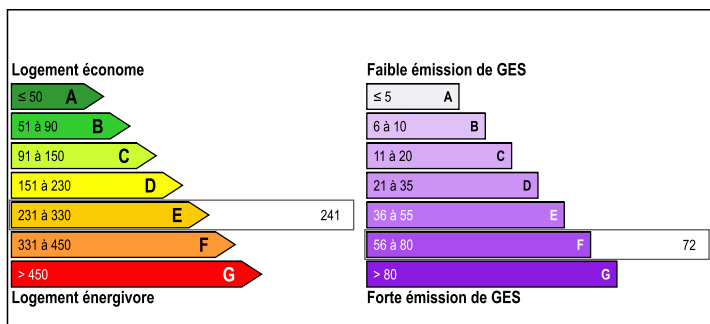
There is a terrace on each side of the house, one has a intergraded wood BBQ with rotisserie.

The carport / workshop has 2 covered areas and a large usable room with a window. This could be used an artists workshop, as extra guest accommodation or as a space to create a home office.

The house has 4 bedrooms and 2 bathrooms and has great potential as a main residence or a holiday home.

The area is very quiet and is within walking distance of the village of Nernier and also the neighbouring medieval village of Yvoire.

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

On the ground floor there is a large open-plan living area with open chimney. A kitchen leading to a terrace area and 2 bedrooms with a bathroom.

Upstairs there is a gallery mezzanine, 2 bedrooms and a shower room.

From the lounge area you can access the basement / garage by an internal staircase along with a guest toilet.

The basement garage has space for 2 cars, it has a large adjoining room and also a laundry room and another toilet.

The house sits on 2416M2 of garden and a large wooded area of 2709M2, totalling 5125M2.

LOCAL TAXES

Taxe foncière: 1030 EUR

Taxe habitation: EUR

THE VILLAGE

The medieval village of Nemier, on the French shores of Lac Léman (Lake Geneva), is also known as "La Perle du Léman". And when you consider its natural beauty, charming architecture, and fabulous quality of life, you can see why the name tag is justified. Summers in Nemier are sublime. The beach, decked jetty for sunbathing and swimming, bars, restaurants and art galleries, all combine to create a real holiday atmosphere every day of the week, but without the crowds.

Winter walks along the lake with the snow-capped mountains of the Jura in view, make you feel just as lucky to live in Nemier. The community is a real melting pot of nationalities, where French locals, whose families have been in the village for generations, extend a warm welcome to expats from all corners of the globe.

Residents commute on a daily basis to Geneva by road, and by...

NOTES