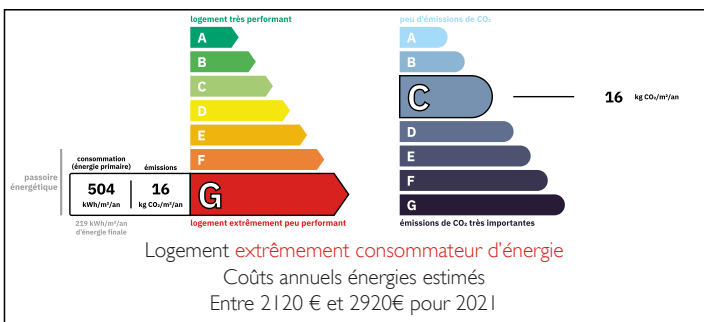


Countryside property for sale, with one-level house, pool, garage and buildable plot

EXCLUSIVE



ENERGY - DPE



INFORMATION

Town:	Nernier
Department:	Haute-Savoie
Bed:	2
Bath:	1
Floor:	90 m ²
Plot Size:	6827 m ²

IN BRIEF

With a small house, large pool and useful garage building comes a large garden which already has permission to be split, creating a building plot for a new house if required. Along with a large plot of adjoining agricultural land which could be used as gardens.

The property is equidistant between the villages of Nernier and Yvoire, the location is quiet, practical and has a very countryside vibe.

The existing house could easily be renovated to increase both living and sleeping accommodation, but could also be modified or removed, giving the house potential lake views over the neighbouring protected lakeside land.

Planning permission has been agreed to allow the construction of a secondary dwelling, and there is a lot of potential for investors or people looking for a

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

House: 90M2 with 2 bedrooms, lounge area, kitchen and bathroom.

Adjoining the house there is a large carport and a large workshop, all under the same roofline.

The house has several outside areas so you can follow the sun all day long. There is a pool in the garden and also a secondary garage /boat store.

The house is set on a plot of 3144M2 classed as UD

This plot already has a permission to split the land, creating a plot of 1003M2 where a secondary dwelling could also be built. Planning permission has been granted for a construction of 237.20M2 floor area.

This secondary plot would profit of the adjoining agricultural land which could be used as gardens.

This would leave the existing house on a plot of 2141M2.

None of this splitting land and building is needed either, if you wish to have a large garden then the property can remain as is.

The neighbourhood is very quiet, friendly and calm, the access road to the property is now a one way road.

The medieval village of Nemier, also known as "The Pearl of the Lemman", is located on the French shores of Lake Geneva, 23 km from Geneva. Set between the lake and the mountains, the village offers magnificent natural scenery, beautiful architecture and an unusual history. Various personalities have stayed here over the years, including the poet Alphonse de Lamartine in 1815. The English author Mary Shelley, inspired by the...

LOCAL TAXES

Taxe habitation: EUR

NOTES