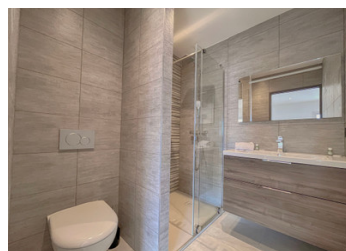


2 Luxury new-build homes in a quiet enclave, 30 seconds walk to a secluded beach and moorings on lake Annecy



INFORMATION

Town:	Sevrier
Department:	Haute-Savoie
Bed:	5
Bath:	5
Floor:	180 m ²
Plot Size:	800 m ²



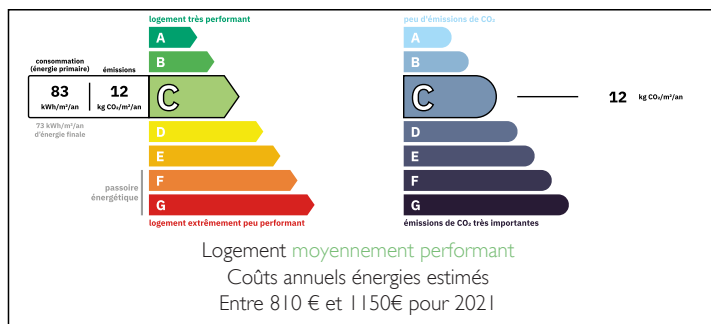
IN BRIEF

What3words location: "No longer possible" or at least it should be if you're considering a new-build project so close to the lake. This one took over 6 years from gaining planning permission to finally building the 2 properties which were only finished in late summer 2023

The new building regulations now mean that no properties can be demolished and rebuilt within the first 3 rows of lake front properties. With virtually no building plots available by the lake in Sevrier, these 2 new builds could be the last and are available now with no delay

Built by the discerning owner of a 5-star hotel, these 2 properties have been built to the exacting standards of finish you would expect, cosseted away behind electric gates in a very exclusive area of Sevrier. Both houses are highly insulated and have spacious light-filled...

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.



LOCAL TAXES

Taxe habitation:

EUR

NOTES

DESCRIPTION

The larger 3 bed 4 bath property can be bought on its own but if you want to buy just the 2-bed property, you will have to buy both and then I'll be happy to re-sell the bigger one for you afterwards.

T4 3-bed house

Ground floor

- Entrance hallway with cloakroom cupboard and centralised controls for the house systems
- Shower room with WC – 2.5m²
- Living room / kitchen – 55m² with suspended gas log fireplace and access on to the garden terrace.

First floor

- Bedroom 1 – 16m² with 4m² en-suite shower room /WC and a south facing balcony
- Bedroom 2 - 10m² with en-suite shower room and balcony access
- Separate WC with hand basin
- Bedroom 3 – 12m² with 3.5m² shower/WC and balcony access

T3 2-bed house

Ground floor

- Entrance area with cloakroom cupboard and centralised controls for the house systems
- WC with hand basin – 2.5m²
- Living room / kitchen – 30m² with suspended gas log fireplace and access on to the garden terrace.

First floor

- Bedroom 1 – 10m² with built in wardrobe
- Bedroom 2 - 11m² with balcony access
- Separate WC with hand basin
- Shower room – 4.5m² and with balcony access if feeling adventurous

Outside

- Parking for 4 cars
- Lake Annecy in less time than it would take to put