

Lakeside 1-bedroom first floor apartment with balcony overlooking the stunning port of Nernier & lake Geneva



INFORMATION

Town:	Nernier
Department:	Haute-Savoie
Bed:	1
Bath:	1
Floor:	36.66 m2
Plot Size:	0 m2

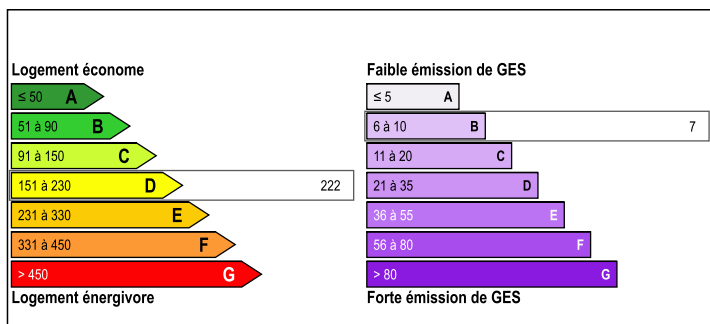


IN BRIEF

From the comfort of your own living room, and balcony, you have front row seats to enjoy Lac Léman (Lake Geneva) in all its splendour. Year-round, whether it's the magical sunsets on balmy summer evenings, or the snow-capped Jura mountains in winter, you will never tire of the spectacular views from this charming first-floor apartment on the lakefront. Step outside of the front door and you are right on the Nernier's port, and just a few footsteps from the village's beach. This apartment would make a lovely home or secondary residence, or rental investment.

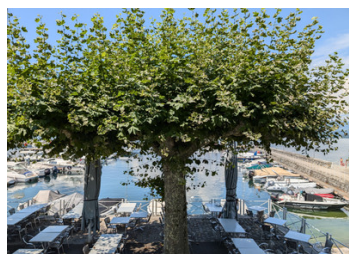
- Lakefront/harbourside location.
- Fabulous Lac Léman (Lake Geneva) views.
- Port and beach right on doorstep.
- Ferry service to Nyon, Switzerland, docks less than 200 metres away
- Characterful, medieval village of Nernier.
- Commutable to Geneva by road.

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 foncière: 546 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Layout:

Open plan living / dining area: 13.77 m²

Kitchen (open onto living / dining area): 12.05 m²

Shower room (with toilet): 3.84 m²

Bedroom: 7 m²

Total square metres "habitable" (according to the Loi Carrez): 36.66 m²

Additional usable space: 1.09 m²

Please note, the bedroom is what is referred to in France as a "chambre cabine" - i.e. it has no window to the exterior. More details available on request.

About the village:

Nemier is a wonderful village, packed with period charm and architecture, and enjoying a simply stunning location on the French shores of Lac Léman. For those lucky enough to live in Nemier year round, the quality of life is second-to-none. For holidays, what better place to recharge your batteries? The population of around 500 is a harmonious mix of French locals, some of whom have family links to Nemier dating back generations, some of whom have arrived more recently, and expats from all corners of the globe. For more information: <https://bit.ly/2JUCx0N> For everyday amenities, the neighbouring village of Messery is very useful. It also has nursery and primary schools. For secondary schools, Douvaine - around 8 km/approx. 11 minutes' drive - is the closest.

Transport:

- Around 10 km/approx. 15 minutes by car from the Swiss border at Hermance. From Hermance there is a regular bus service into Geneva.

- Around 25 km/approx. 30 minutes by car from central Geneva.

- There is also a car park at Geneva Plage from which there are bus services into central Geneva.

Details: <https://bit.ly/2V6M9dN>

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