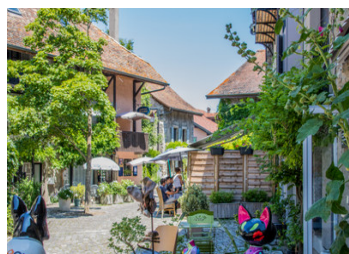
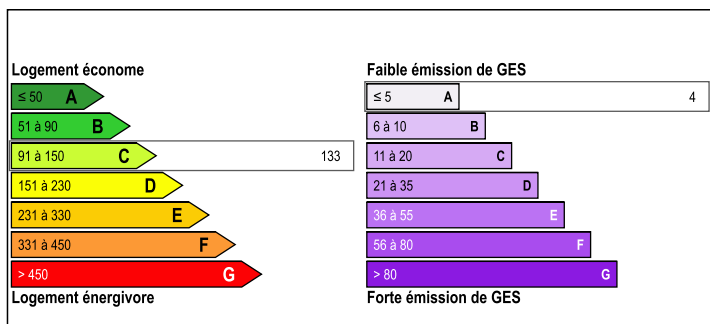


In the heart of the lakeside village of Nernier, 2 bedroom apartment for sale with 2 balconies



## ENERGY - DPE



## INFORMATION

Town:	Nernier
Department:	Haute-Savoie
Bed:	2
Bath:	1
Floor:	96 m2
Outside Space:	5 m2

## IN BRIEF

2 bedroom 96M2 apartment, on the 2nd floor of a small apartment building in the centre of this wonderful village.

Very rare to the market, this apartment is idea if you are looking either a great sized apartment to live in, or indeed as an investment.

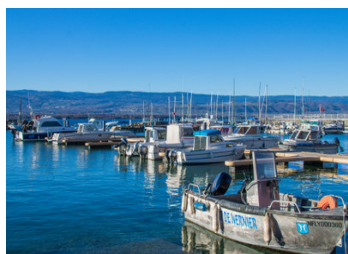
There is a large living room with view to the lake and a balcony to enjoy summer evenings. This living space includes room for a lounge area, a dining area and enjoys a large open plan fitted kitchen with lots of storage space and a large breakfast bar.

Both bedrooms are light and airy with views over the roofs of the old village with the lake beyond, one bedroom has its own balcony as well.

The family bathroom is modern with a full bath, and there is a separate toilet along with a hidden alcove...

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:** 1015 EUR

**Taxe habitation:** EUR

## NOTES

## DESCRIPTION

The apartment is within a small building of only four apartments, one per floor.

Even though it is in the heart of the old village, the building was only built in 2008 and so it is well insulated and designed for modern living.

The large open plan living space and bedrooms are tiled throughout with underfloor heating for your comfort.

With the apartment there is a small cellar and 2 parking spaces available within a newly organised private communal carpark, 2 mins walk from the apartment.

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...