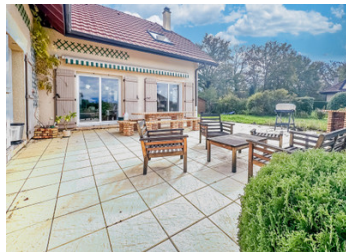


Spacious detached family home for sale in a quiet residential village setting, close to Geneva



## INFORMATION

Town:	Neydens
Department:	Haute-Savoie
Bed:	5
Bath:	3
Floor:	220 m2
Plot Size:	1300 m2



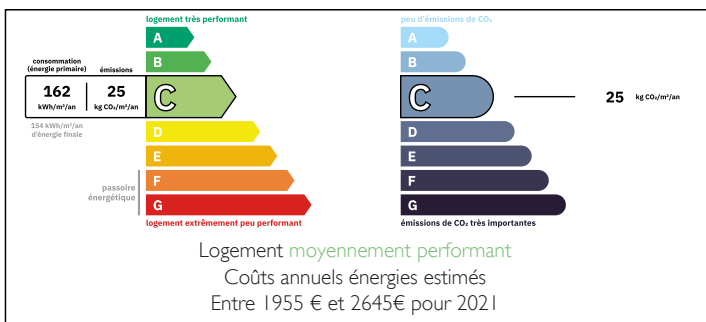
## IN BRIEF

This beautifully renovated, detached family home is located in Neydens village, 7 minutes drive from an unmanned border crossing into Geneva and 30 minutes from Annecy.

This spacious property benefits from a mature garden and abundant natural light. It's south-west facing terrasse leading directly from the bright kitchen and living area, provide views of the Jura mountains, and is perfect for convivial moments with family and friends.

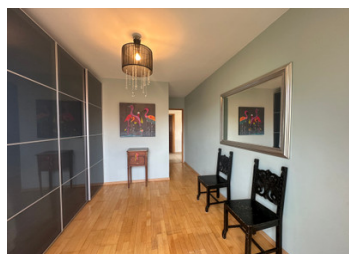
On the ground floor there is a welcoming entrance, a well-equipped kitchen leading to a large open living and dining area with wood burner, a WC and parental suite. On the first floor, leading off an impressive landing is a large family bathroom with WC, and 4 bedrooms, 3 with balcony access, including a second parental suite and a bedroom with ensuite dressing. A laundry and boiler room can be found in the...

## 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

Located in the heart of popular Neydens village, and just a 7 minute drive from the canton of Geneva (3.6 km as the crow flies) this well-maintained property set on an attractive 1300m<sup>2</sup> plot in a quiet cul-de-sac enjoys views to the Jura mountains and the Salève. A sunny south west terrasse with built-in barbecue is ideal for entertaining and enjoying the well-maintained, mature garden, comprising of lawn, a variety of fruit trees, a vegetable patch and herb garden.

Within easy walking distance of the local primary school (5 minutes) and the bus stop serving local colleges, this impressive property comprises of 220 m<sup>2</sup> of habitable space and is laid out as follows:

Cellar: Laundry (17 m<sup>2</sup>) and boiler / storage room (10.5m<sup>2</sup>), and large cave of 30 m<sup>2</sup>. Two additional large rooms of 29 and 28 m<sup>2</sup> respectively, and each with a window, provide more easily exploitable space currently used as a games / sports room and library.

Ground Floor: A welcoming, tastefully decorated entrance room (11.3 m<sup>2</sup>) leads to an open plan area comprising of a well-equipped modern kitchen (16 m<sup>2</sup>) that leads in turn to a spacious open living – dining area with wood burner (55.5m<sup>2</sup>) and, like the kitchen, direct access onto the large, sunny terrace. Also on the ground floor is a guest toilet and a parental suite (29m<sup>2</sup>) with modern ensuite dressing and shower room.

First floor: An impressive landing leads to four...