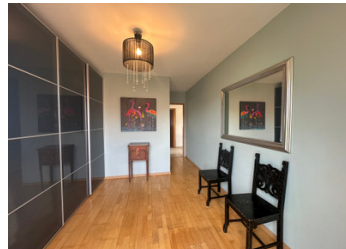


## Spacious, architecturally designed luxurious family house



## INFORMATION

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



## IN BRIEF

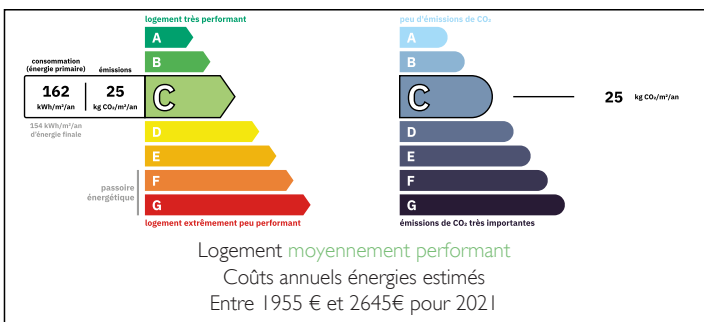
Charming family house, modern, spacious, interesting interior setting on three levels, each of 130 m2.

Underground level still with 2 windows has several rooms which serves as gym, library, playing room, laundry and storage room.

Entrance level with large living area around 80m2 in L shape with modern fully equipped kitchen. Living area has a wood burner and direct access to the terrace with built brick BBQ. There is also WC for visitors and one large bedrooms with private bathroom.

First floor with impressive corridor and many inbuilt closets, 4 large bedrooms, 2 are with their onw bathrooms and each with balcony, dressings, one large bathroom.

## 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.



## DESCRIPTION

This property is located in Neydens village, 7 km drive from an border crossing into Geneva. This 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, mature garden with 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 additional bedrooms, and a family bathroom with WC (14m<sup>2</sup>). The first bedroom is a parental suite with ensuite bathroom and...

## LOCAL TAXES

Taxe habitation: EUR

## NOTES