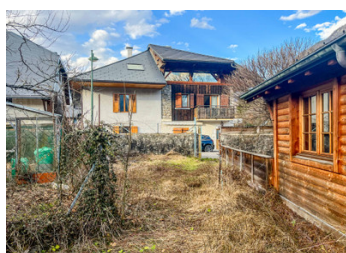


Traditional Village House with garden near Lake Annecy & Nature Reserve, with endless character and potential



## INFORMATION

Town:	Doussard
Department:	Haute-Savoie
Bed:	4
Bath:	2
Floor:	140 m2
Plot Size:	151 m2



## IN BRIEF

A charming French Village house, to be renovated, is located in the heart of historical quarter of Verthier in Doussard, and only a stone's throw away from the National Nature Reserve that borders Lake Annecy. Less than 30 minutes to Annecy and the closest ski station, and a short 10-minute bike ride to the lake, this house offers you close proximity to the city, lake, and mountains.

Ground Floor:

A large living space with a fireplace and dining nook

And open plan kitchen

A bathroom with a shower and toilet

A Pantry

Upstairs:

Four Bedrooms

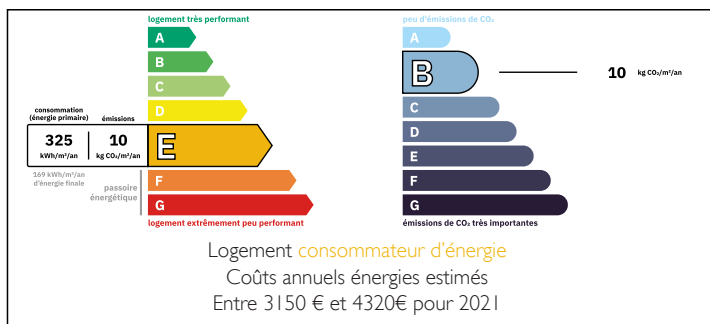
Independent WC

Bathroom with bathtub

Annexes:

Workshop at the back of the property

## 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:** 792 EUR

**Taxe habitation:** EUR

## NOTES

## DESCRIPTION

A charming French Village house, to be renovated, is located in the heart of historical quarter of Verthier in Doussard, and only a stone's throw away from the National Nature Reserve that borders Lake Annecy. Less than 30 minutes to Annecy and the closest ski station, and a short 10-minute bike ride to the lake, this house offers you close proximity to the city, lake, and mountains.

Doussard is located on the southern bank of Lake Annecy, strategically located between Annecy and the world-renowned ski stations in the Three Valleys. Doussard is an ideal location for those looking for a more tranquil lifestyle but within close distance to the best attractions the Alps has to offer. Located just behind this house, you will find the Bout du lac d'Annecy, a national nature reserve of 84 hectares that contains walking trails and connects to the Doussard Beach.

The house comprises of the following:

Ground Floor:

A large living space with a fireplace and dining nook

And open plan kitchen

A bathroom with a shower and toilet

A Pantry

Upstairs:

Four Bedrooms

Independent WC

Bathroom with bathtub

Annexes:

Workshop at the back of the property

Large, covered space that can be converted into a covered terrace or more storage space

An extension and attic that can be finished, extending the living space by an additional 70 square meters.

A cellar is located below the front part of the property