

## Spacious house in the heart of Saint-Jorioz near Lake Annecy with Revenue Potential and Large Garden



## INFORMATION

Town:	Saint-Jorioz
Department:	Haute-Savoie
Bed:	4
Bath:	2
Floor:	202 m2
Plot Size:	967 m2



## IN BRIEF

Kylie Poirier of Leggett Immobilier presents to you a spacious multi-level house that offers you endless possibilities. The current layout has an independent apartment on the ground floor but can be incorporated into the living space above, creating a large house of 202 m2. The house sits on a plot of 967 m2 and contains a large yard and vegetable garden. On the rear side of the house is an outside brick oven and patio, perfect for warm evenings spent outside. Additionally, the house is near the local schools and other commodities, making it ideally located within the village.

Entrance: 16 m<sup>2</sup>

Living Room: 15.6 m<sup>2</sup>

Dining Room: 18 m<sup>2</sup>

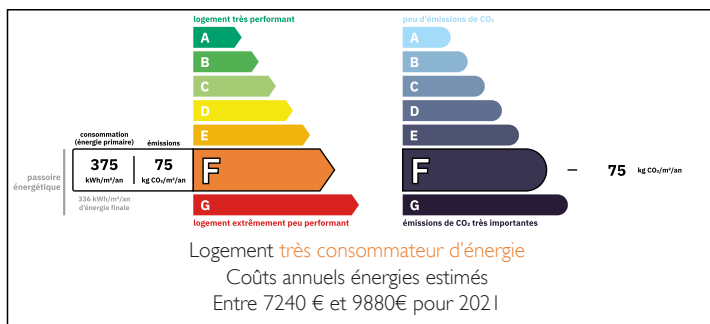
Kitchen: 13.7 m<sup>2</sup>

Utility Room: 12.5 m<sup>2</sup>

Bedroom 1: 10.6 m<sup>2</sup>

Bedroom 2: 12.6 m<sup>2</sup>

## 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

Kylie Poirier with Leggett Immobilier presents to you a spacious multi-level house of 202 m<sup>2</sup> that offers you endless possibilities. The current layout has an independent apartment on the ground floor that can be incorporated into the living space above or turned into a revenue creating accommodation. The house sits on a plot of 967 m<sup>2</sup> and contains a large yard and vegetable garden. On the rear side of the house is an outside brick oven and patio, perfect for warm evenings spent outside. Additionally, the house is near the local schools and other commodities, making it ideally located within the village.

The main entrance of the house is located on the first floor. The entryway contains a coat closet and a nook perfect for a desk overlooking the garden. Through double doors you will find the living room, complete with a large fireplace and double doors opening to outside. The living room gives way to through a large open archway to the dining room with views of the Semnoz.

On the northside of the house you will find a more recent addition of a large kitchen with views of the village and mountains. The kitchen also contains underfloor heating and leads to a large utility room that can be renovated to extend the living space.

The main level of the house also contains two bedrooms, both containing built in wardrobes and plenty of natural light. A bathroom with a shower and an...