

Beautiful house with an enclosed garden near the lake and shops in a peaceful residential area in Sciez.



## INFORMATION

Town:	Sciez
Department:	Haute-Savoie
Bed:	4
Bath:	2
Floor:	112 m <sup>2</sup>
Plot Size:	1100 m <sup>2</sup>

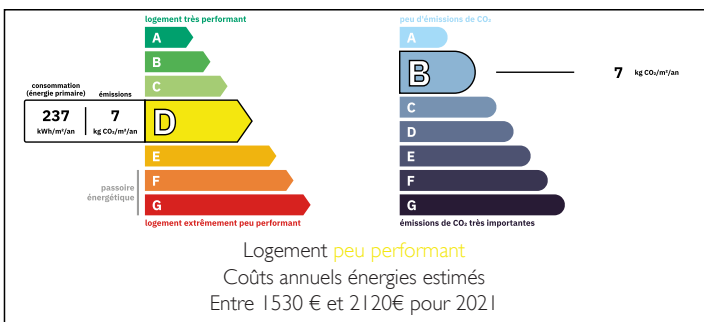
## IN BRIEF

Beautiful family home with an enclosed garden of 1,100 m<sup>2</sup>, located in Sciez, in a peaceful residential area, a 15-minute walk from Sciez beach and close to shops.

The house, laid out on split levels, offers:  
 A large living room opening onto a modern kitchen with access to the terrace and garden.  
 4 bedrooms with cupboards,  
 A shower room and a bathroom,  
 A dressing room.  
 A closed garage that can accommodate two cars.

This house offers a beautiful, bright living room opening onto a modern kitchen. The living room opens onto the terrace and garden.  
 Lake Geneva is only a 15-minute walk away.  
 Sciez offers a water sports centre with many activities and the beach is a lively place in summer.  
 Geneva is less than an hour away by bus or car.

## 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

Come and discover this traditional villa with 4 bedrooms in the peaceful residential area of Sciez. The first floor features an entrance hall opening onto a large living room.

This convivial living space includes a dining area opening onto a large, modern and functional kitchen, and a lounge area with a wood-burning stove.

Opening to the terrace and garden, the living room makes it easy to enjoy the outdoors in fine weather.

The garden is fully enclosed and planted with trees, so children can play in complete safety.

Above the living room, on the first floor, are 4 bedrooms with large wardrobes, a dressing room, a shower room and a bathroom, as well as a balcony overlooking the surrounding countryside and Lake Geneva.

In terms of heating, the house is equipped with double glazing, reversible air conditioning, electric radiators and a wood-burning stove.

The house is therefore comfortable in both winter and summer.

The town of Sciez has a nice array of shops and a nursery and elementary school.

The local market is held every Saturday morning in the centre of the village.

Sciez is linked by bus to Thonon-les-Bains, where you'll find high schools and private schools, and to Geneva for cross-border commuters.

The beach at Sciez is a lively place in summer, with entertainment and concerts.

A nautical base offers sailing.

As well as enjoying the lake in summer, in winter you'll have easy access to the many nearby ski resorts and, why not, relax afterwards at the famous thermal baths in Thonon or...

## LOCAL TAXES

Taxe habitation:

EUR

## NOTES