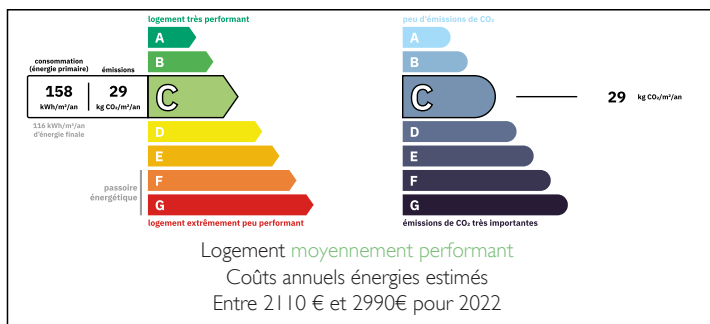


Magnificent family home with swimming pool and lake view in Messery.



ENERGY - DPE



INFORMATION

Town:	Messery
Department:	Haute-Savoie
Bed:	4
Bath:	3
Floor:	201 m ²
Plot Size:	1811 m ²

IN BRIEF

Exceptional villa for sale in Messery!

Discover this large, high-end villa in Messery, which offers a total living area of 201 m² and a usable area of 340 m².

The villa is organized as follows:

On the ground floor:

- A 59.49 m² living/dining room/kitchen with an 8.10 m² pantry.
- A 21 m² bedroom with a bathroom.

Upstairs:

- A 17.62 m² mezzanine opening onto:
- A 21.14 m² master suite with its dressing room and bathroom.
- A second 13.42 m² bedroom.
- A third 13.89 m² bedroom.
- A shower room.

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

For Sale: Exceptional Villa in Messery – A True Haven of Peace!

Immerse yourself in the luxury and comfort of this magnificent, high-end villa located in Messery, offering a generous living area of 201 m² and a usable floor area of 340 m². A rare opportunity not to be missed!

An Ideal Layout :

On the Ground Floor:

- Living Room/Dining Room/Kitchen: 59.49 m², a bright and welcoming space, perfect for spending time with family or friends, featuring an 8.10 m² pantry for optimal storage.

- Bedroom with Bathroom: 21 m², offering privacy and comfort for you or for your guests.

Upstairs:

- Mezzanine: 17.62 m², a versatile space providing access to:

- Master suite: 21.14 m², with dressing room and private bathroom, for a true cocoon of serenity.

- Second bedroom: 13.42 m², ideal for a child or an office.

- Third bedroom: 13.89 m², spacious and bright.

- Shower room: practical and functional.

Basement:

A fully finished 126.38 m² basement, including a home theater for movie nights, a wine cellar for sharing convivial moments over drinks, a gym for staying active, a workshop, and a shower room.

LOCAL TAXES

Taxe habitation: EUR

NOTES