

Large house with lake views, pool and beautiful garden, equidistant between Messery and Nernier

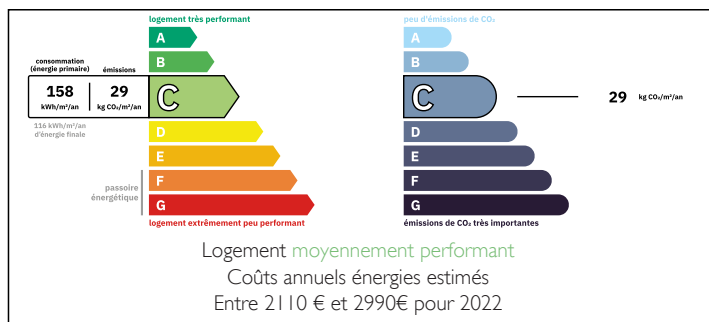


INFORMATION

Town:	Messery
Department:	Haute-Savoie
Bed:	4
Bath:	3
Floor:	201 m2
Plot Size:	1811 m2



ENERGY - DPE



IN BRIEF

'Luxury, peace and pleasure' could be the words to describe this villa, equipped with all modern comforts in a quiet, leafy setting.

The entrance hall leads to a spacious living room with fireplace and open-plan kitchen with nearby pantry.

This living room opens onto a lovely wooded garden with a central 10 m x 5 m heated saltwater swimming pool and pool house, complete with barbecue and shower, ideal for entertaining in the summer months.

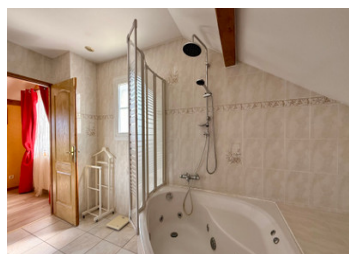
The ground floor also includes a guest bedroom with en-suite bathroom.

Moving upstairs leads to a second living room, which is the centerpiece of 3 spacious bedrooms, including a master suite with its dressing room, its bathroom with spa bath and a balcony overlooking the lake.

The basement is fully equipped with a home cinema, a carport, a gym, a workshop, a boiler room, a shower room and...

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

You'll love this large villa with all modern comforts in a peaceful, leafy setting.

Every detail has been thought of to make this house pleasant and functional.

The entrance hall leads to a large living room with fireplace and open-plan kitchen, with a nearby pantry.

The living room opens onto a lovely wooded garden with a central 10 m x 5 m heated saltwater swimming pool and pool house, complete with barbecue and shower, ideal for entertaining in the summer months.

The ground floor also includes a rare bedroom with en suite bathroom.

Moving upstairs leads to a second living room with a shower room, which is the centrepiece of 3 spacious bedrooms, including a master suite with dressing room, bathroom with whirlpool bath and balcony overlooking the lake.

The basement is fully equipped with a home cinema, a carport, a gym, a workshop, a boiler room, a shower room and a storage room.

Outside, the house also has a double garage and, near the pool house, a room for a lawnmower and garden tools.

In terms of energy efficiency, the ground floor of the house is underfloor heated, with radiators upstairs.

All the windows are double-glazed with double electric shutters.

The house has 3 air heat pumps and oil-fired heating for additional hot water.

Finally, a clever system of underground storage tanks outside the house supplies water to the swimming pool and the grounds.

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

LOCAL TAXES

Taxe habitation: EUR

NOTES