

Large bungalow with loads of potential, uninterrupted lake views, mature enclosed garden and heated pool.



INFORMATION

Town:	Messery
Department:	Haute-Savoie
Bed:	2
Bath:	2
Floor:	121 m2
Plot Size:	2500 m2

IN BRIEF

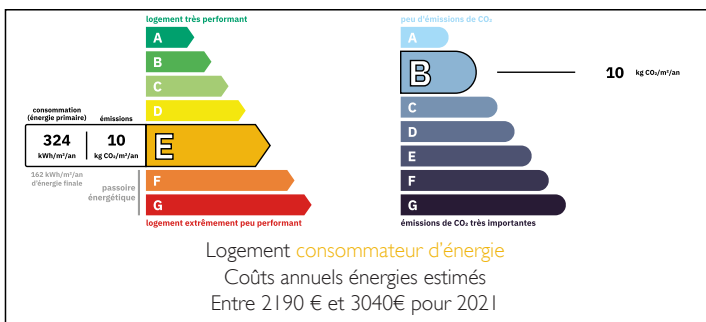
Set on one floor, this spacious bungalow has lots of potential to become a wonderful family home. The property has a fully enclosed garden, with lake views, heated pool with cover, terraces and mature plants and trees.

Inside the house there are 2 double bedrooms, a large lounge area with enclosed fireplace, a family bathroom and a separate kitchen. Extending the living space there are 2 verandas which complement the 'inside/outside' vibe of the property.

Under the same roof there is a separate entrance for a small studio with shower and toilet – this could also be used as a gym or home office.

Complementing the house, there is large, adjoined garage with access to the rear garden where there is also a shed for storing garden equipment, along with a small summerhouse.

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

There is so much potential for this property, with plans drawn up to extend the house by adding a floor or just a simple redecoration you could make your own mark on this property, in a highly sort after area.

The village of Messery is a 3 min drive, where you can find the local shops, but via footpaths leading to the lake you can access both the villages of Nernier and Yvoire by foot or bike.

The property is set in a beautifully mature garden which is fully enclosed and has electric gates and a gravel driveway with parking for several cars.

There are several terraces for outside entertainment, the swimming pool is heated via a heat source pump and the pool has an automatic cover for safety when not being used.

The house is on one floor, entry via a veranda which opens into a large reception room and leads to a second sunny veranda with shades, a lounge area with a fireplace and doors leading to the back garden.

The kitchen is fully equipped and could equally be extended to create a larger space.

The 2 bedrooms are large, with cupboards to store clothes and electric shutters.

There is an adjoining studio and a large garage which could also be used to extend the house to increase the number of bedrooms.

We expect high interest in this rare property, so please get in touch with your local Leggett agents to ensure...