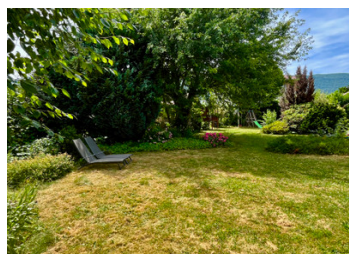


## Beautiful 5-Bedroom House with Large Garden, Terraces, Garage & Privacy in the Heart of St. Jorioz



## INFORMATION

Town:	Saint-Jorioz
Department:	Haute-Savoie
Bed:	5
Bath:	3
Floor:	184.58 m2
Plot Size:	1367 m2



## IN BRIEF

Discover this beautiful five-bedroom house, set on a generous plot of nearly 1,400 m<sup>2</sup> in the heart of St. Jorioz. Ideally located just minutes on foot from shops and schools, this home is perfect for those seeking both privacy and convenience.

### Ground Floor

A two-car garage (37 m<sup>2</sup>) with direct access to the interior of the house

An open-plan living space combining a dining and lounge area (41 m<sup>2</sup> in total), opening onto a large terrace

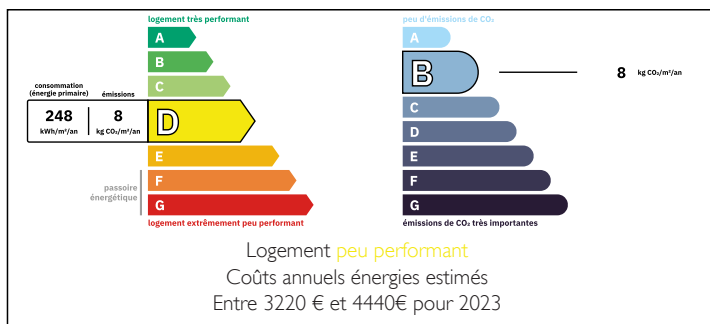
A spacious kitchen (17 m<sup>2</sup>) with a cozy corner dining area and access to a south-facing terrace

A workshop/office (8 m<sup>2</sup>) and laundry room (6 m<sup>2</sup>), located at the rear of the kitchen

A conveniently located WC near the entryway

A bedroom (11 m<sup>2</sup>) with an en-suite bathroom featuring a shower

## 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 foncière:** 1797 EUR

**Taxe habitation:** EUR

## NOTES

## DESCRIPTION

Discover this beautiful five-bedroom house, set on a generous plot of nearly 1,400 m<sup>2</sup> in the heart of St. Jorioz. Ideally located just minutes on foot from shops and schools, this home is perfect for those seeking both privacy and convenience.

The garden features two large terraces, mature fruit trees, wild strawberry bushes, and an enclosed fence along the back property line, offering privacy. Its generous size allows for ample opportunities for further customization. Complementing the garden, a long driveway lined with tall hedges adds to the sense of seclusion and tranquility.

This secluded property includes:

### Ground Floor

A two-car garage (37 m<sup>2</sup>) with direct access to the interior of the house

An open-plan living space combining a dining and lounge area (41 m<sup>2</sup> in total), opening onto a large, shaded north-facing terrace

A spacious kitchen (17 m<sup>2</sup>) with a cozy corner dining area and access to a south-facing terrace

A workshop or office (8 m<sup>2</sup>) and a laundry room/pantry (6 m<sup>2</sup>), located at the rear of the kitchen

A conveniently located WC near the entryway

A bedroom (11 m<sup>2</sup>) with an en-suite bathroom featuring a shower

### Upper Floor

On the upper level, you'll find four bedrooms, each approximately 13 m<sup>2</sup>, including one with an en-suite bathroom with a bathtub.

This level also features a separate WC, a bathroom, and a bonus room (13 m<sup>2</sup>), all accessible from the landing.

For those in need of extra space, there is an attic above the garage—currently...