

Rare on the market - 5 bedroom village house, with garden and loads of character.



INFORMATION

Town:	Messery
Department:	Haute-Savoie
Bed:	5
Bath:	2
Floor:	168 m2
Plot Size:	400 m2



IN BRIEF

Extremely rare with its own private garden, right in the heart of the charming village of Messery.

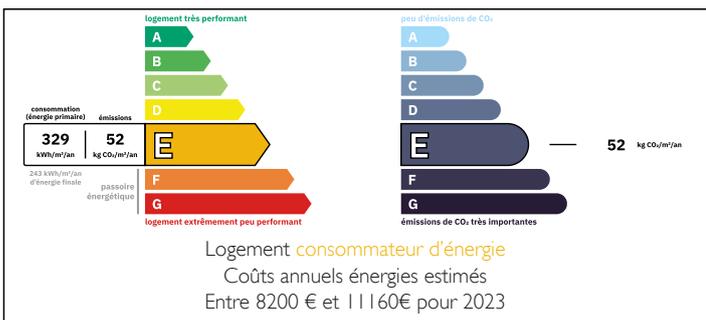
Set over 2 floors, this property is full of character and has the potential to be a wonderful home, ideal for a family and with loads of space to work from home.

There are 5 bedrooms, 2 bathrooms, a huge open-plan lounge and dining area, with open kitchen, wine cellar, storage rooms and multiple entrances.

Behind the property, there is a stunning private garden with mature plants and a lawn, with several small outbuildings, a large courtyard and parking for at least 2 cars.

On the ground floor there is a large reception room, with sunken fireplace area. There is a bedroom on this level, with adjoining bathroom and doors to the

ENERGY - DPE



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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

You can tell that this property was once owned by a master carpenter, with exposed beams and character features, this really is a property that has been cared for over the generations.

The light and airy ground floor leads to a very rare enclosed garden with large courtyard, and a large outside terraced deck.

On this level there is a large, open plan living area, with nice sized kitchen. The lounge has a sunken area with a fireplace, and a beautifully crafted staircase leading to the 1st floor.

On the ground floor there is a bedroom, with adjoining shower room, and doors leading outside, perfect for guests or a home office.

There is a wine cellar, laundry room and lots of storage.

On the first floor there, via a large landing, there are 4 bedrooms of varying sizes, all with windows. There is also a family bathroom and separate toilet.

THE VILLAGE

Messery is a very popular and multi-cultural village. The nursery and primary schools are very well-regarded, as well as a small crèche for little ones from 10 weeks to 4 years.

There is a small supermarket, two bakeries, a butcher, two hairdressers, a beautician, a pharmacy and a library.

In summer, Messery beach on Lake Geneva has its own snackbar and kayak/stand-up-paddle rentals. There is also an active tennis club with new open-air courts which are also covered from the rain.

THE LOCATION

- You can reach the Swiss border at Hermance in 13 minutes...