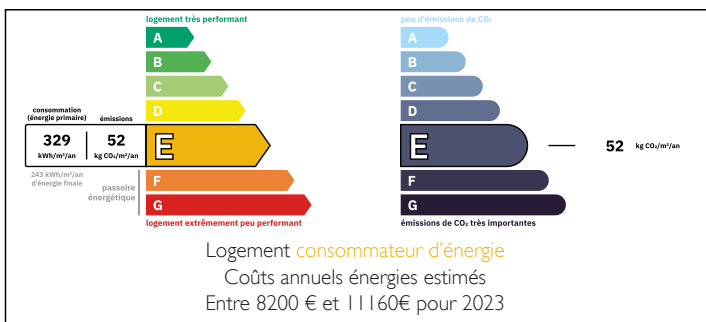


Rare on the market - 5 bedroom village house, with garden and loads of character.



ENERGY - DPE



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

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

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...