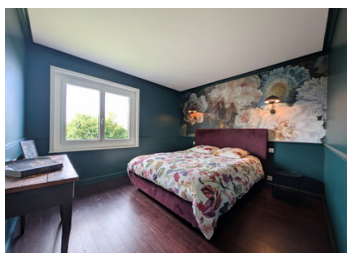
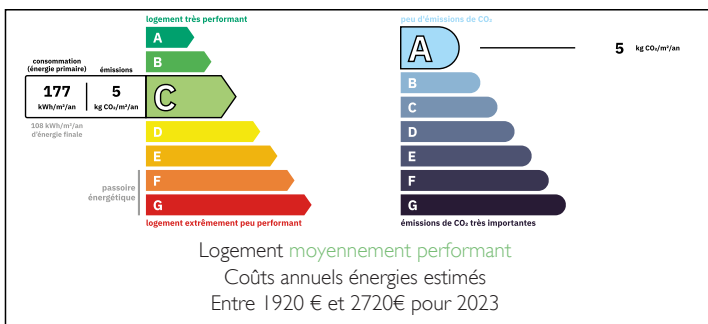


Large family home with amazing lake views, tastefully renovated with fully enclosed garden.



ENERGY - DPE



INFORMATION

Town:	Yvoire
Department:	Haute-Savoie
Bed:	3
Bath:	2
Floor:	174 m2
Plot Size:	2110 m2

IN BRIEF

Nestled above the famous village of Yvoire, this house has been superbly renovated to the highest standards by it's current owners.

With 3 bedrooms, and the space to create more, 2 bathrooms, a brand new fully equipped kitchen, dining room, light and airy lounge area with wood burning stove,, library area and full basement, this property is perfect for a growing family.

On the ground floor there is a large master suite, with brand new shower room and a space to create a walk in wardrobe.

On the first floor there is a huge mezzanine with 2 bedrooms, a family bathroom and a space for a play area or home study.

There is a full basement with multiple rooms, ideal to create a home cinema, extra accommodation or even a home gym. The basement is accessible from inside the property, or through...

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

With a modern living vibe, beautiful lake views, a useable garden and secure boundary we expect a lot of interest in this 'ready to go' property.

The lake is only stroll away via the charming medieval village. At the lake you can get the ferryboat to Nyon in Switzerland, suitable to get to and from the airport, Geneva and access to the Suisse train network.

From the entrance gate you are just steps away from the 'wilderness', via miles of public paths and protected nature forest and pastures you are in the ideal situation to profit from all aspects of this wonderful region. And then skiing is also close, within 35 mins of a local station, and 1h15/30 to Chamonix, or Morzine or Flaine.... the choice is massive.

This totally renovated house is suitable for many purposes, as a day to day home with schools and and public services not far away, or for a second home where you could simply lockup the property. Obviously the pool, the garden lend themselves to social occasions as well as just reading a book and chilling.

This spacious house has all the features you'd expect and more.

You enter the property via an electric gate, with large driveway and parking areas. There is a secure garage with door into the hallway.

When entering the house there is a reception area, with cloak room and guest toilet.

You walk into the lounge, and via its multiple large windows the lake is very...