

Villa with pool in Ballaisson: Peaceful, close to the lake and amenities. Geneva less than an hour by train



INFORMATION

Town:	Ballaisson
Department:	Haute-Savoie
Bed:	3
Bath:	3
Floor:	160 m2
Plot Size:	1500 m2

IN BRIEF

Discover this magnificent property in a rural setting, close to shops and schools.

Bons-en-Chablais train station, connecting to Geneva, is less than 3 km away, and Sciez beach is a 10-minute drive away.

House Layout:

Ground Floor:

- Large living room/kitchen with pantry/laundry room
- 55 m² master suite with gym, dressing room, and bathroom
- Second bedroom with shower room and direct access to the garden
- Two verandas: one opening onto the pool-side terrace, the other serving as a bar on the garden side

Upstairs:

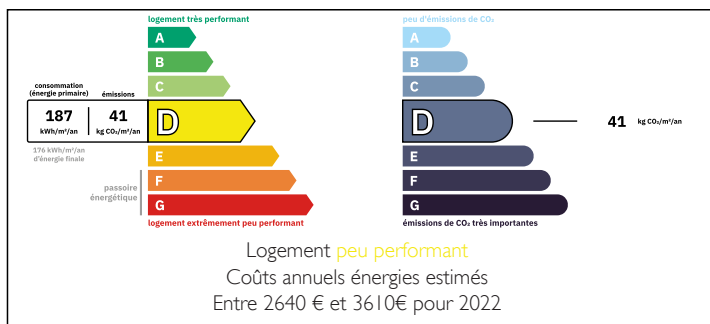
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Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.

- Double garage for two cars and guest parking within the garden



ENERGY - DPE





DESCRIPTION

Discover this superb 160 m² villa in Ballaison, where original and unique decor creates a warm and intimate atmosphere.

Inside, on the ground floor, you'll find:

- A spacious living room/kitchen with a fireplace, perfect for spending time with family.
- Two elegant verandas, one overlooking the pool terrace, the other with a bar overlooking the garden, ideal for entertaining your guests in a pleasant setting.
- A unique 55 m² master suite, in a slightly Moorish style, featuring a gym, a large dressing room, and a bathroom with a bathtub and shower.

- A second bedroom with a shower room and direct access to the garden.
- Upstairs, a third bedroom with its own shower room.

Outside, this property extends over a 1,500 m² enclosed and wooded garden with:

- A 12.50 x 4 meter swimming pool with its pool house/bar and jacuzzi, for unforgettable evenings in good weather.

This villa, located less than 3 km from Bons-en-Chablais train station, is ideal for cross-border commuters who can easily reach Geneva by train.

The lakeside is accessible by car or bicycle in 15 minutes.

You will enjoy the joys of the beach and, for sailing lovers, the activities offered by the nautical base of Sciez.

If you enjoy skiing, the nearest resorts are accessible by car in about an hour.

LOCAL TAXES

Taxe habitation: EUR

NOTES