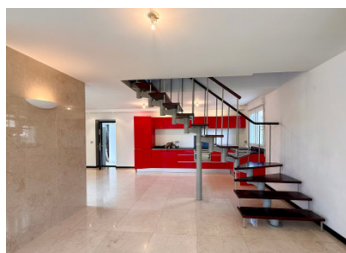
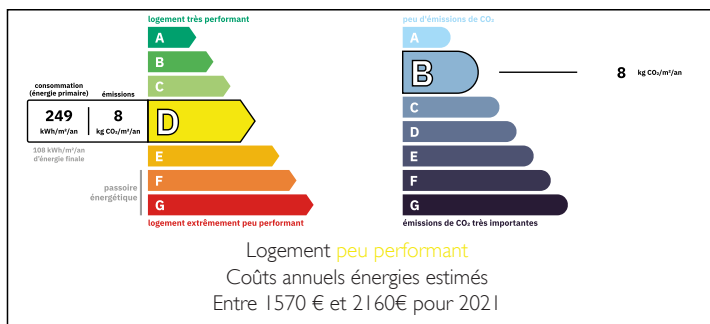


Traditional villa with garden in a peaceful residential area in Douvaine.



ENERGY - DPE



INFORMATION

Town:	Douvaine
Department:	Haute-Savoie
Bed:	3
Bath:	3
Floor:	135 m2
Plot Size:	350 m2

IN BRIEF

Discover this functional and bright house with its 350 m² enclosed garden in a peaceful residential area in Douvaine.

The property is located less than a 10-minute walk from the town centre, schools and amenities.

The villa is laid out as follows:

Ground floor:

The entrance hall leads to a large living room with a modern open-plan kitchen.

This living space opens onto the terrace and garden, making it a bright and welcoming place to live, especially on sunny days.

There is also a WC and a garage, which is almost habitable and connected to the house, so it could potentially be converted into a bedroom.

The first floor comprises three bedrooms with storage space, including a master suite with a

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

For sale: Spacious and bright house in Douvaine

Discover this spacious and bright house with a 350 m² enclosed garden, located in a peaceful residential area in Douvaine, close to schools and amenities (less than a 15-minute walk).

An ideal home for a family!

On the ground floor, the entrance hall leads to a large living room with a modern open-plan kitchen. This living space, bathed in light thanks to the numerous bay windows, opens onto the terrace and garden, allowing you to enjoy the outdoor space in complete safety on sunny days.

There is also a WC with washbasin.

A tiled and insulated garage is connected to the house and could potentially be converted into a fourth bedroom.

The first floor offers three beautiful bedrooms with storage space, including a master suite with a dressing room and bathroom, as well as two other shower rooms.

Douvaine is an ideal town for families: you will find all the amenities, schools and cultural activities you need.

Lake Geneva is less than a 15-minute drive away, so you can enjoy swimming, paddleboarding, sailing and more.

Less than an hour's drive away, you can access numerous ski resorts, as well as the famous thermal baths of Evian and Thonon-les-Bains.

Regular buses also serve the surrounding towns, including Geneva, making it a popular place to live for cross-border workers.

Don't miss this opportunity to live in an idyllic setting, combining nature and accessibility!