

Beautiful 4 bedroom villa situated in a quiet residential area just 3 minutes from Lake Geneva



INFORMATION

Town:	Excenevex
Department:	Haute-Savoie
Bed:	4
Bath:	4
Floor:	161 m2
Plot Size:	1186 m2



IN BRIEF

This property is hidden away in a quiet hamlet on the outskirts of Excenevex.

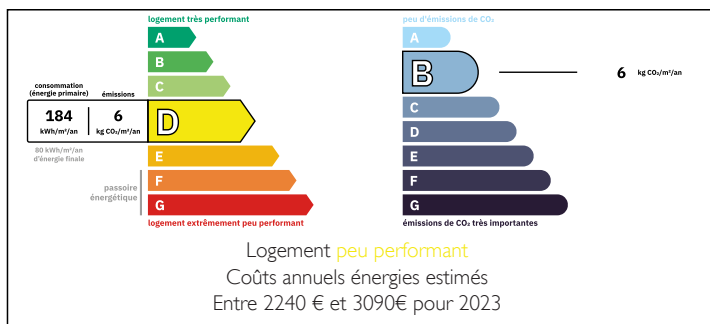
It offers a large garden of 1186m2 with several terrasses to enjoy the outdoors at all times of the day.

The house consists of fitted and equipped open plan kitchen, lounge/dining room with fireplace, a veranda/office, a parental suite with bathroom, 2 bedrooms and 2 extra shower rooms.

The house benefits from a basement, perfect for storage or workshop.

A separate studio with independant access, kitchennette and wc with shower is perfect for receiving guests or for establishing an office from home.

ENERGY - DPE



The area is just stunning with lake views on one side

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.



DESCRIPTION

Excenevex is famous as being the only natural sand beach around the Lake, offering watersport activities and concerts throughout the summer.

The village also offers a preschool and a primary school.

Excenevex is part of the wider Thonon agglomeration, and with its sister villages of Nermier, Messery and Yvoire there are all the local services you would need, with the larger towns of Thonon les bains, Annemasse and Geneva in Switzerland 30 mins away and supermarkets 10 mins drive to Sciez sur Lemane or Douvaine.

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

LOCAL TAXES

Taxe foncière: 1912 EUR

Taxe habitation: EUR

NOTES