

Turnkey Refinement: Fully Renovated 3+ Bed Home with Heated Pool & Uninterrupted Lake Views



INFORMATION

Town:	Nernier
Department:	Haute-Savoie
Bed:	3
Bath:	2
Floor:	150 m2
Plot Size:	864 m2



IN BRIEF

Prepare to be impressed. This property was extensively renovated in 2023 to the highest possible standard, offering a turnkey lifestyle in an unbeatable location.

Enjoy a brand-new home feel with contemporary decoration and premium features installed by reputable local artisans:

New heating system, windows, doors, kitchen, and flooring throughout.

Spectacular heated pool with counter-current.

Spacious Layout & Unbeatable Views

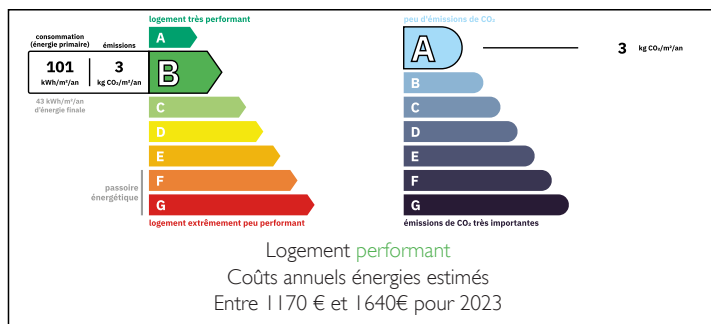
Set over three floors the home offers 3 main bedrooms plus a fully converted basement with a 4th bedroom, study, and laundry.

The bright, open-plan living space features a fitted

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.

ENERGY - DPE





LOCAL TAXES

Taxe foncière:	1200 EUR
Taxe habitation:	EUR

NOTES

DESCRIPTION

Exceptional Turnkey Home in Nemier: Lakeside Perfection

Prepare to be utterly impressed. This stunning property underwent a meticulous, top-to-bottom renovation in 2023 to the absolute highest possible standards, resulting in a home that feels brand new, modern, and immediately habitable in an unbeatable location.

Every detail has been executed with contemporary style and premium features, all expertly fitted by reputable local artisans, ensuring ultimate quality and peace of mind.

Highlights of the Renovation:

Energy Efficiency: A brand-new heating system, all-new windows, and doors for ultimate comfort.

High-End Finishes: A beautiful new kitchen, pristine tile, and warm wooden floors flow seamlessly throughout.

Outdoor Oasis: A spectacular heated pool featuring a counter-current system, perfect for exercise and relaxation, complemented by custom-fitted sun shades.

Fully Modernized: Stylish new bathrooms and modern fixtures throughout.

Premium Location: A mere two-minute walk to the lake and the medieval village.

Detailed Layout and Features

Entering via the new front door, you are greeted by a light and airy entrance that includes useful storage for coats and shoes, a guest toilet, a ground-floor bathroom with a bath, and internal access to the basement.

Walking through, you enter the bright, open-plan living space. This area features a dedicated lounge