

## Nernier: Family 4 Bedroom Villa with large garden, 2 min Walk to the Lake, Easy Geneva Commute



## INFORMATION

Town:	Nernier
Department:	Haute-Savoie
Bed:	4
Bath:	2
Floor:	229 m2
Plot Size:	2275 m2

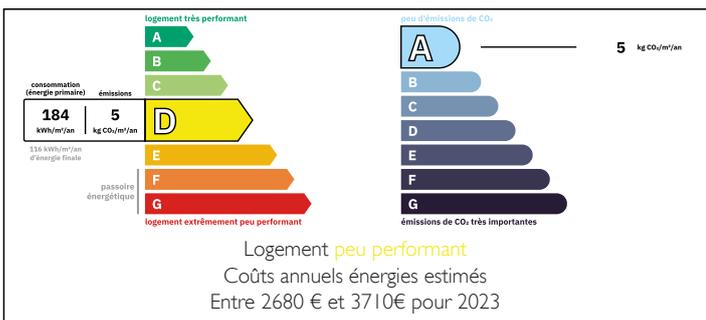


## IN BRIEF

NERNIER: Lakeside Family Home with Prime Geneva Access.

Charming 4-bedroom house in a great location: 2 minutes walk to Lake Geneva and the historic village centre. Ideal for Frontaliers with quick road (30 min), bus, and year-round ferry connections to Nyon/Switzerland. Includes a sunny lounge with access to a wrap-around garden, heated pool (heat pump), terraces, and a double garage. The house features a master bedroom with an ensuite and large dressing room, plus a flexible loft bedroom with potential for a 3rd bathroom. Enjoy lake activities, country walks, and skiing just 45 minutes away. A practical home for French/Swiss living.

## ENERGY - DPE



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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.



## DESCRIPTION

Charming Family House near Lake Geneva in Nemier

This is a well-maintained 4-bedroom family house situated in the desirable, historic village of Nemier, providing the key elements of lakeside living alongside practical convenience for those commuting to Switzerland. The property is suitable for use as a main residence or a quality holiday home.

### Location and Access for Frontaliers

The house benefits from a highly convenient location, being only a two-minute walk to both the centre of the medieval village and the shore of Lake Geneva (Lac Léman).

For those working across the border, connectivity to Switzerland is straightforward:

Road: Geneva is approximately 30 minutes away by car.

Public Transport: Bus services are available.

Ferry: There is a ferry service to Nyon, Switzerland, from Nemier during summer and year-round from the nearby village of Yvoire. This provides a reliable and scenic route to the Swiss rail network.

Nemier offers a pleasant environment for year-round living with local activities and direct access to the lake.

### House Layout and Features

The house provides functional and spacious living areas:

Ground Floor:

Lounge: 47.12m<sup>2</sup>

Dining room: 25m<sup>2</sup>

Office: 11.57m<sup>2</sup>

Kitchen: 18.73m<sup>2</sup>

The living spaces are bright, including a sunny lounge

## LOCAL TAXES

Taxe foncière: 3358 EUR

Taxe habitation: EUR

## NOTES