

## Large House with Two Independent Apartments in Poisy, set on 8,500 m2 of land and with Sweeping Mountain Views

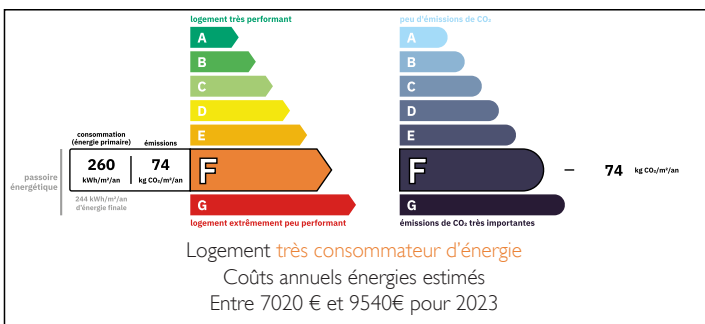


## INFORMATION

Town:	Poisy
Department:	Haute-Savoie
Bed:	8
Bath:	3
Floor:	220 m2
Plot Size:	8400 m2



## ENERGY - DPE



## IN BRIEF

Leggett International Immobilier is delighted to present this large family home, offering endless possibilities. With panoramic views of the mountains, and only 4 km from Annecy, this house is one of a kind. What was once a single-family home has been converted into two individual apartments with the possibility of creating a third apartment on the ground level.

The plot consists of 8,500 m, which offers the possibility to construct additional residences.

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

The first-floor apartment is 85 m<sup>2</sup> and contains a two-bedroom apartment with the possibility of creating a third bedroom.

The second-floor apartment contains three bedrooms spread over 76 m<sup>2</sup>.

The bottom level currently consists of three rooms and one bathroom for a total size of 51 m<sup>2</sup>. You will also find a boiler room (8.5 m<sup>2</sup>), double garage (31 m<sup>2</sup>), and cellar (42 m<sup>2</sup>) on this level.

On this property you will also find a bee yard (apiary) and a honey processing structure for producing honey.

Contact our local agent, Kylie Poirier, to schedule a visit.

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

## LOCAL TAXES

**Taxe foncière: 401 EUR**

## NOTES