

Historic Haute-Savoie manor estate -two residences, pool, mountain views, grounds near Annecy, ski and Geneva

EXCLUSIVE



## INFORMATION

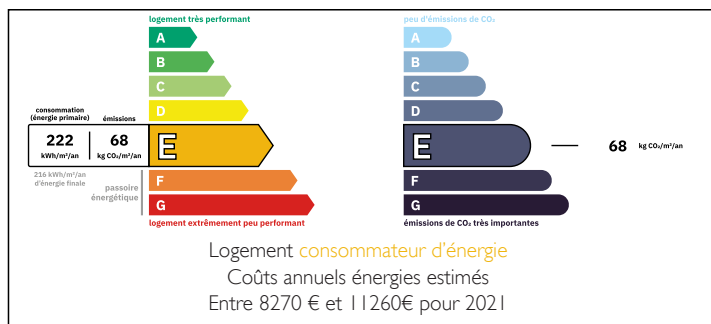
Town:	LE PETIT BORNAND LES GLIERES
Department:	Haute-Savoie
Bed:	7
Bath:	6
Floor:	477 m <sup>2</sup>
Plot Size:	5318 m <sup>2</sup>

## IN BRIEF

Discover this remarkable manor house dating from 1918, offering a spectacular combined total of over 720 m<sup>2</sup> of living and utility space (477 m<sup>2</sup> Loi Carrez) across the main residence, spa house and extensive garage areas. This substantial and versatile estate provides an exceptional balance of character, scale and functionality.

The property has been carefully renovated and upgraded to modern standards while preserving its original charm, creating a refined home suited to both everyday living and large-scale entertaining. Set within 5,318 m<sup>2</sup> of grounds, including pool and tennis court, in the heart of Haute-Savoie, it enjoys panoramic mountain views and immediate access to year-round outdoor pursuits including skiing, hiking, cycling, paragliding and lake activities, while remaining close to Annecy and within easy reach of Geneva.

## ENERGY - DPE



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

This exceptional manor house holds a unique position within the village and is widely recognised as one of its landmark properties. Originally built in 1918, it has been thoughtfully renovated during the current ownership, combining high-quality materials with careful preservation of original features to create a home that is both characterful and highly liveable.

The main house is arranged over several levels and offers generous living spaces designed for both comfort and entertaining. The ground floor includes multiple reception areas, with a large principal salon, a separate TV lounge and a spacious kitchen, all opening naturally towards the terraces and gardens and allowing for seamless indoor-outdoor living.

The upper floors provide extensive sleeping accommodation, with multiple large bedrooms, most benefiting from their own high-quality ensuite bathrooms, alongside dressing areas and well-considered circulation space. The layout offers both privacy and flexibility, making it particularly well suited to hosting extended family or guests.

On the lower ground floor, the property offers a range of leisure and practical spaces including a cinema room, billiard room, laundry and substantial storage areas, as well as extensive garage space. These additional areas significantly enhance the functionality of the property, particularly for seasonal or group use.

A secondary house, currently referred to as the caretaker's house, further enhances the estate. Designed as a dedicated space for entertaining, relaxation and wellbeing, it includes a kitchen, gym, sauna and shower facilities for the pool, along with a remarkable open-plan living and dining area on the upper level....

## LOCAL TAXES

Taxe foncière: **3404 EUR**

Taxe habitation: **EUR**

## NOTES