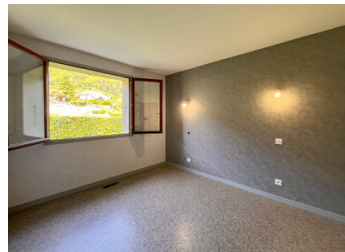


3 Bedroom House in Lathuile, Near Lake Annecy with Panoramic Mountain Views, 2 Car Garage, and Large Garden



INFORMATION

Town:	Lathuile
Department:	Haute-Savoie
Bed:	3
Bath:	1
Floor:	97 m ²
Plot Size:	1200 m ²



IN BRIEF

Found on a quiet cul-de-sac, this 97 m² house consists of three bedrooms, one recently renovated bathroom, two separate WCs, a separate kitchen, and a large, combined living room and dining room which open to a large terrace and panoramic mountain views.

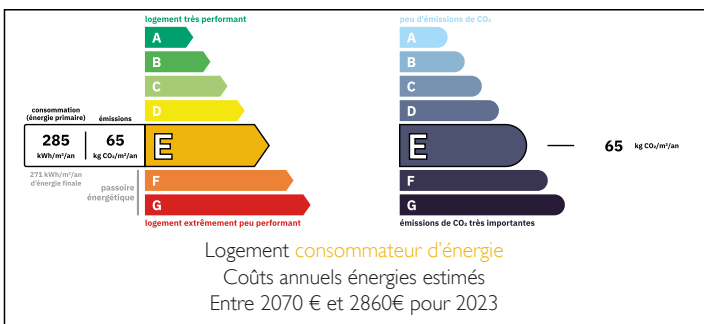


This house also features a dedicated workroom, a two-car garage, a large functional basement, complete with a laundry room and cellar, an outside oven, and additional storage space, on a plot of nearly 1,200 m².



The heating system is a fuel-powered furnace which distributes warm air throughout the house through an internal duct system. You will also find an open fireplace in the living room.

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.

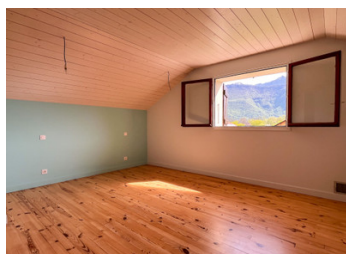
Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



DESCRIPTION

This house is located in the heart of the village of Lathuile. The local elementary school is 600 meters away, Lake Annecy is 1.3 kilometers, and local amenities and commerce are approximately 2 kilometers down the road.

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



NOTES