

Charming village house with panoramic mountain views, pretty garden and further potential



## INFORMATION

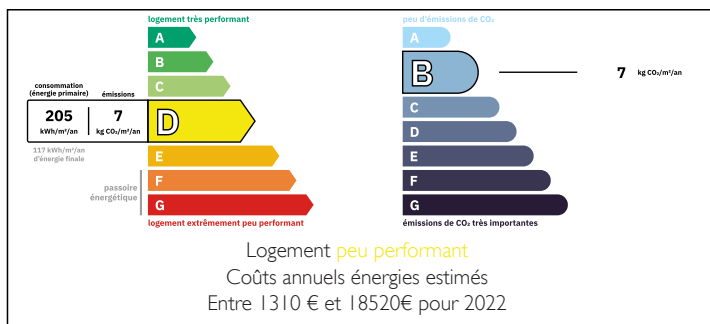
Town:	Giez
Department:	Haute-Savoie
Bed:	2
Bath:	1
Floor:	75 m <sup>2</sup>
Plot Size:	408 m <sup>2</sup>

## IN BRIEF

Set in an elevated position within the sought-after village of Giez, this charming village house enjoys panoramic mountain views and a peaceful setting just minutes from Lake Annecy. Fully renovated in 2022, the property successfully combines character and authenticity with contemporary comfort, creating an inviting home equally suited to year-round living or as a tranquil holiday retreat.

The accommodation includes a bright open-plan living area, two generous bedrooms, a versatile converted attic providing an additional sleeping area or workspace, and over 40 m<sup>2</sup> of ancillary space comprising a large garage and cellar. These lower-level areas offer excellent storage and exciting scope for future development. Outside, a mature garden, private parking and two balconies provide wonderful spaces from which to enjoy the surrounding alpine scenery. Ideally located close to Annecy, renowned ski resorts and just one hour

## 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

Nestled in the upper reaches of the picturesque village of Giez, this delightful property offers a rare opportunity to enjoy authentic Savoyard charm alongside modern-day convenience. Surrounded by stunning mountain scenery, the house is perfectly placed for those seeking easy access to outdoor pursuits, including skiing, hiking, cycling, golf and watersports on nearby Lake Annecy.

The village school is just 200 metres away, while the bustling town of Faverges, with its shops, restaurants and essential services, can be reached in less than five minutes. Giez is also home to the renowned Golf des Alpes, featuring both 9-hole and 18-hole courses. Annecy is approximately 30 minutes away, the ski resorts of La Clusaz and Le Grand-Bornand are within a 40-minute drive, and Courchevel and the Three Valleys can be reached in around an hour. Geneva International Airport is also approximately one hour away, while regular bus services connect Giez with Annecy and Albertville.

The property benefits from private parking to the front and a mature garden to the side, planted with mature trees and colourful shrubs. Two balconies, positioned on opposite sides of the house, provide ideal spots to relax and enjoy the scenery throughout the day, whether basking in the sun or taking in the alpine views.

Built into the mountainside, the house is accessed via a stone staircase leading to the raised ground floor and one of the balconies. From here, the entrance leads into a bright, open-plan kitchen, living, and dining area (37 m<sup>2</sup>)...

## NOTES