

Traditional 3-bedroom village house with mountain views, private parking and large garage

EXCLUSIVE



## INFORMATION

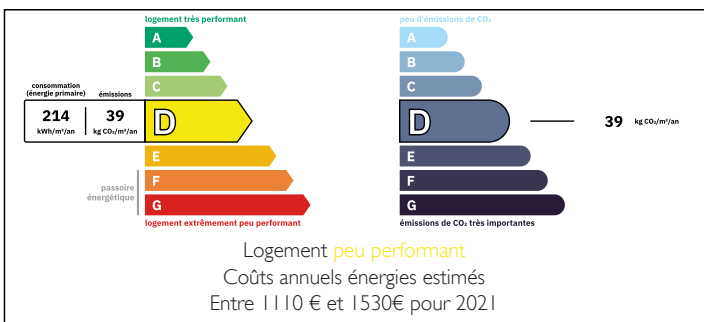
Town:	Saint-Ferréol
Department:	Haute-Savoie
Bed:	3
Bath:	1
Floor:	70 m <sup>2</sup>
Plot Size:	100 m <sup>2</sup>

## IN BRIEF

Situated in the highly sought-after village of St Ferréol, just 10 minutes from Lake Annecy and 5 minutes from Faverges-Seythenex, this charming 3-bedroom village house combines traditional Savoyard character with modern comfort. Renovated in 2022, the property enjoys beautiful mountain views from a sunny balcony and offers a peaceful setting with excellent access to outdoor activities all year-round.

The accommodation includes a bright open-plan kitchen, living and dining area, three bedrooms, a large utility room and a spacious 30 m<sup>2</sup> garage providing ample storage for vehicles and sports equipment. To the front of the property, there is private parking for two cars and space to create a small garden or terrace. Ideally located within easy reach of Annecy, renowned ski resorts including La Clusaz and Le Grand-Bornand, and just over an hour from Geneva International Airport.

## 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.



## NOTES

## DESCRIPTION

Located in the heart of the village of St Ferréol, this character property presents a rare opportunity to acquire a traditional Savoyard building that has been thoughtfully renovated to provide modern comfort while retaining its authentic charm.

Surrounded by stunning mountain scenery and positioned at the foot of the Col du Marais, the house enjoys excellent access to the ski resorts of La Clusaz and Le Grand-Bornand, making it an ideal base for year-round outdoor activities including skiing, hiking, cycling and watersports on nearby Lake Annecy. For keen skiers, Courchevel and the world-famous Three Valleys are also accessible in just over an hour's drive.

The village primary school of St Ferréol is just a five-minute walk away, while the vibrant town of Faverges-Seythenex, with its supermarkets, shops, restaurants, and essential services, can be reached in less than five minutes by car. Annecy is approximately 40 minutes away, while Geneva International Airport can be reached in just over an hour. Regular bus services also provide good connections to Annecy and Albertville.

To the front of the property, there is private parking for two vehicles together with space that could be landscaped as a small garden or sunny terrace, creating an attractive outdoor area from which to enjoy the surrounding alpine views.

Entry to the property is on the ground floor where a staircase rises to the main living accommodation. On the first floor, a bright open-plan kitchen, living and dining room (22 m<sup>2</sup>) forms the heart of the home...