

An exceptional property overlooking Lake Geneva: A "bespoke opportunity".



INFORMATION

Town:	Publier
Department:	Haute-Savoie
Bed:	4
Bath:	2
Floor:	227 m2
Plot Size:	1290 m2

IN BRIEF

Exceptional contemporary villa – Panoramic view of lake Geneva.

In Publier, set on an elevated plot of 1,290 m², become the owner of this architectural masterpiece, sold "weatherproof" (structural work, roofing and joinery completed).

Avoid administrative delays and create your own bespoke haven of peace!

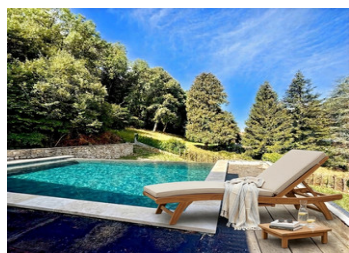
The project is spread over three levels and has been designed as follows:

- A comfortable living space comprising a light-filled 51.70 m² living room. From this floor, Lake Geneva offers a constant view through the huge floor-to-ceiling windows.
- The sleeping area with potential for four large bedrooms, including a 20.94 m² master suite and

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.

AI-generated photos are included to help you picture yourself there!



ENERGY - DPE

DPE not required.



DESCRIPTION

Exceptional Contemporary Villa – Panoramic View of Lake Geneva (Publier)

Set on an elevated plot of 1,290 m², become the owner of this raw architectural masterpiece, sold “weatherproof” (structural work, roofing and external joinery completed).

Avoid administrative delays and create your own bespoke haven of peace!

A Project with Magnificent Spaces:

- The Living Room (51.70 m²):** A cathedral-like reception area bathed in light, where huge floor-to-ceiling windows bring the majesty of the lake into your everyday life.

- The Sleeping Area:** 4 large bedrooms, including an exceptional master suite of 20.94 m² facing the horizon and 3 beautiful bedrooms of 14.20 m².

- The Basement:** A spacious utility area with a double garage.

The Ultimate Experience: The Suspended Infinity Pool

A spectacular terrace designed to accommodate a suspended swimming pool.

The water seems to blend into the infinite blue of Lake Geneva, creating a breathtaking view.

Publier & Évian: A Privileged Living Environment

A Golfer's Paradise:

The villa is situated in the immediate vicinity of the Evian Resort Golf Club (whose Academy is located in the town of Publier itself) and its legendary 18-hole course. A world-renowned golf course, host to the famous *Amundi Evian Championship* tournament, just a few minutes' drive away.

Leisure: Quick access to Amphion-les-Bains beach,

International: +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.

Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr

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