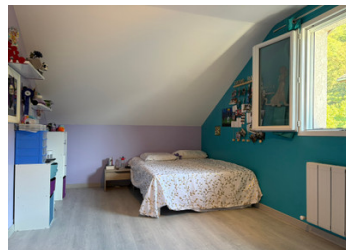


Modern, Energy-Efficient Home in Sought-After Village with Mountain Views



INFORMATION

Town:	Val de Chaise
Department:	Haute-Savoie
Bed:	3
Bath:	2
Floor:	92 m ²
Plot Size:	431 m ²

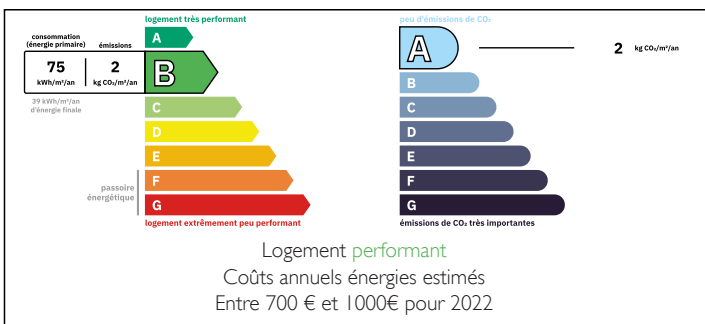


IN BRIEF

Set in the sought-after village of Cons-Sainte-Colombe, this modern family home combines contemporary comfort, energy efficiency and a peaceful countryside setting. Built in 2015 and rated B for energy performance, the property benefits from an air-source heat pump for heating and hot water plus modern insulation and windows. The 431 m² plot includes a private rear garden, terraced areas and garden shed.

Two sets of glazed doors open from the spacious open-plan kitchen, living and dining area onto the terraces. The ground floor also offers a bedroom with en-suite shower room, utility room and WC, while upstairs are two generous bedrooms, a home-office area and family bathroom. With covered parking for two cars plus space for two more, the property is just minutes from Faverges, 10 minutes from Lake Annecy and 40 minutes from Annecy itself. With easy...

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.



NOTES

DESCRIPTION

Located in the highly sought-after village of Cons-Sainte-Colombe, this modern family home combines contemporary comfort and energy efficiency with the charm and tranquillity of a countryside setting. Bright and spacious throughout, the property enjoys mountain views and a peaceful outlook, while remaining just 5 minutes from the shops and services of the nearby town of Faverges-Seythenex.

Built in 2015, the house offers excellent year-round comfort and an impressive B-rated energy performance. An air-source heat pump provides efficient heating and hot water, while modern insulation and high-performance windows further contribute to the property's energy efficiency.

Set on a generous 431 m² plot, the property benefits from a private rear garden opening onto the surrounding countryside, creating a particularly peaceful and picturesque setting. Terraced areas provide plenty of space for outdoor dining, summer barbecues and entertaining family and friends. Two sets of large glazed doors open directly from the living areas onto the terrace and garden, connecting indoor and outdoor living during the warmer months.

To the front of the property, a generous carport provides covered parking for two cars, together with useful storage space for a motorbike, bicycles or outdoor equipment. There is also private parking for a further two vehicles.

The entrance opens into a welcoming hallway leading to a bright open-plan kitchen, living and dining area of over 35 m². The contemporary fitted kitchen includes integrated appliances and the generous living space is ideal for both everyday family life and entertaining. The ground floor also benefits from...