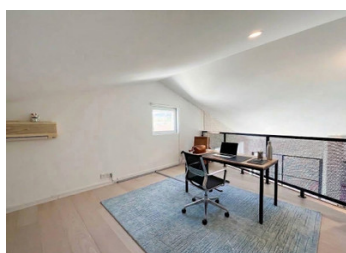
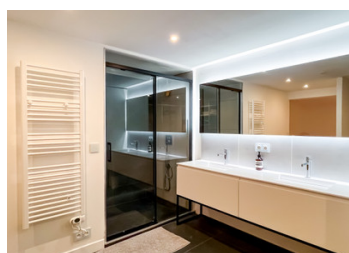
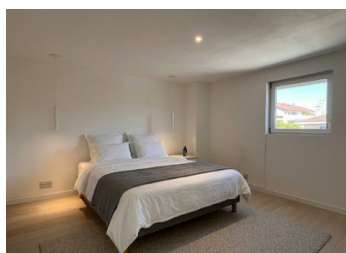
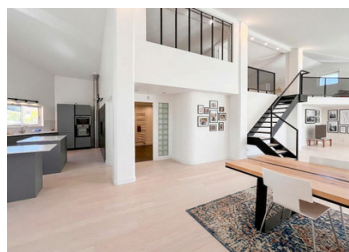
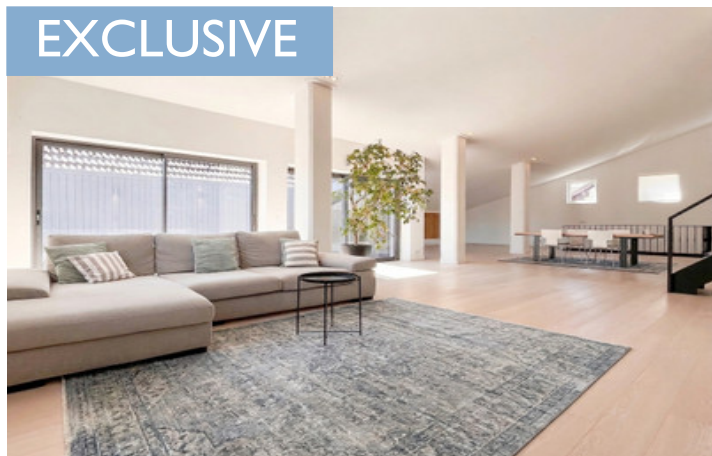


Spacious loft style house with a garage and terrace, located between Annecy and Geneva

EXCLUSIVE



INFORMATION

Town:	Allonzier-la-Caille
Department:	Haute-Savoie
Bed:	2
Bath:	2
Floor:	241 m2
Plot Size:	40 m2

IN BRIEF

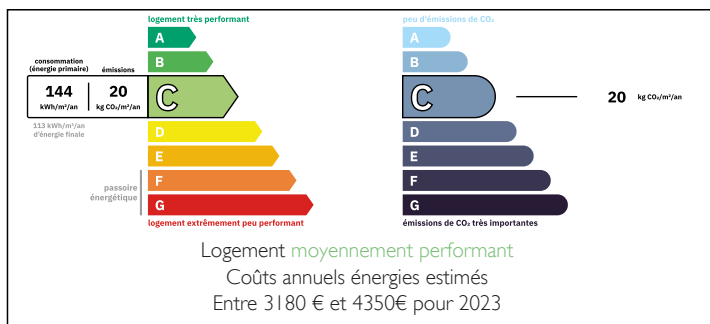
This former distillery was renovated into a spacious multi-level home, combining original architectural elements with modern updates. Situated just 15 minutes from Annecy and minutes from the A41 Allonzier-la-Caille access point to Geneva, it offers a spacious layout of a single-family home combined with the low-maintenance of an apartment.

With 432 m² of floor space, currently with two bedrooms and three bathrooms, the versatile layout offers the possibility to modify the house and to tailor the living space to your lifestyle and needs.

Get in touch to find out more or schedule a visit.

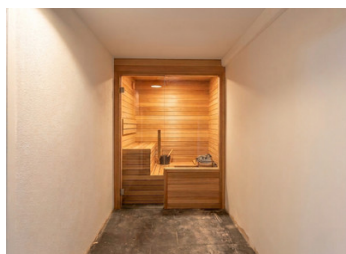
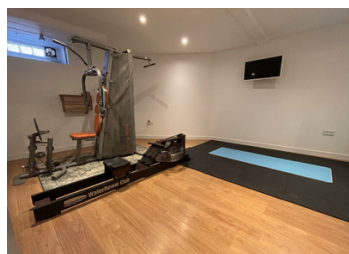
*Disclosure: Many photos in this ad contain AI generated furniture and decor while attempting to keep all structural elements accurate. If you would like more details on this matter, do not hesitate to reach out.

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

Main Level: Open-plan kitchen, dining, and living area opening to a private terrace. Includes a primary bedroom with an en-suite bathroom and dressing room, plus a separate main bathroom.

Upper Level: Large open loft (suitable for a home office or extra bedroom) and a second bedroom.

Ground Level: 54 m² flexible open space suitable for residential or commercial use, a laundry room, WC and a 38 m² garage with an electric door.

Basement Level: Home gym, bar, cinema area, and space for a future sauna.

Exterior: Private terrace and 2 exterior parking spaces in addition to the garage.

Floor plan available by request or also found on our website.

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

NOTES