



SPACIOUS 5-BEDROOM FAMILY HOME WITH
LAND AND DEVELOPMENT POTENTIAL NEAR
GENEVA, LAKES & MOUNTAINS

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PROPERTY FACT FILE

REFERENCE	A25019ST74
PRICE	€ 1,650,000 £ 0* <small>*agency fees to be paid by the seller</small>
BEDROOM	5
BATHROOM	3
ACCOMMODATION	222 m ²
LAND	4598 m ²
TOWN	Reignier-Ésery
DEPARTMENT	
LOCATION	50km or less to airport
TYPE	Maison de Vacances, House, Family Home
CONDITION	To be renovated, Habitable
FEATURES	Garage, Close to ski resort, Panoramic views
<small>*Price based on current exchange rate which is subject to change</small>	

- Expansive family home with authentic character
- Five large bedrooms and spacious living areas
- Double-height lounge with open fire and mezzanine
- Over 4,500m² of land including 3 buildable plots
- Peaceful setting near Geneva, lakes & mountains

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Discover this expansive five-bedroom family home combining authentic character with modern potential. Set on a sun-drenched 4,598 m² plot with three constructible parcels, it offers exceptional space, privacy, and scope to develop further or create the perfect family retreat.

DESCRIPTION

This impressive five-bedroom property combines volume, light, and opportunity in a highly desirable location close to Geneva. The home's main living area features a spacious dining room flowing into a double-height lounge with an open fireplace, overlooked by an elegant mezzanine. The adjoining kitchen and large entrance hall enhance the sense of openness and warmth.

The house sits on an exceptional 4,598 m² of land, including three constructible plots already defined and provisionally approved (912 m², 632 m², and 871 m²). The main garden enjoys sun throughout the day, with ample space to create a pool or landscaped retreat.

Downstairs, the vast sous-sol includes a double garage of over 90 m², technical rooms, two cellars, and additional storage. The property offers five generous bedrooms and three bathrooms, providing comfort for large families or guests, with scope to modernise and personalise the décor.

This property offers rare flexibility — ideal as a substantial family home with land, or an investment opportunity with future development potential.

Surrounded by nature yet close to shops, schools, and transport links, it's only a short drive to the Geneva border and within easy reach of both Lake Geneva and Lake Annecy. The nearby Alpine peaks and ski resorts complete the perfect balance of lifestyle and convenience.

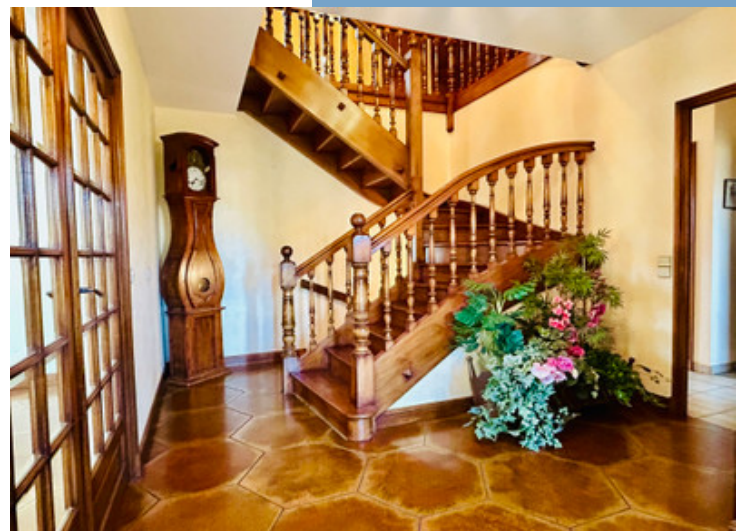
Contact me today for more information or to arrange a viewing.

Information about risks to which this property is exposed is availab...

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A25019ST74>

COMPLETE FILE AND PHOTO ON REQUEST



LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE

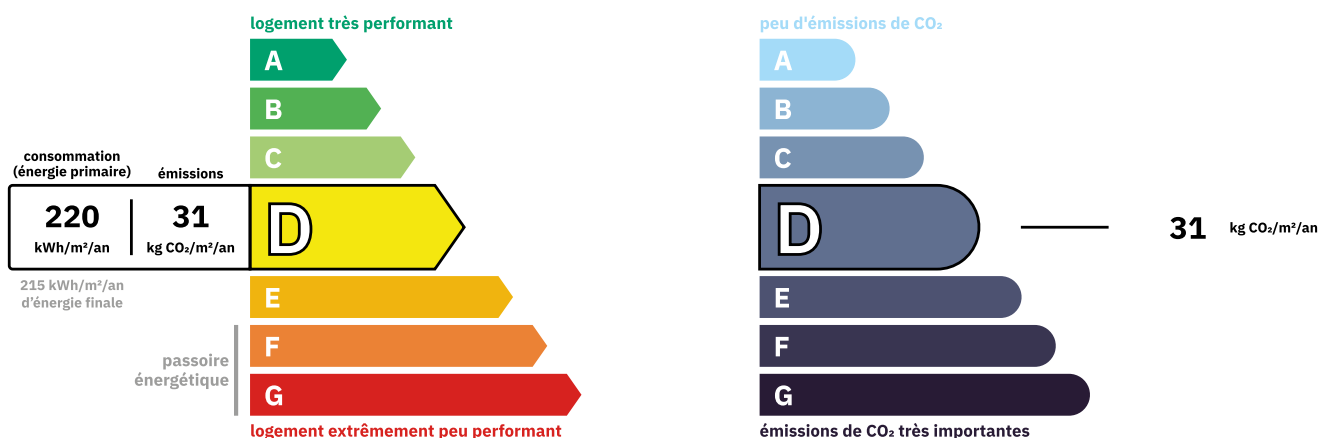
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: prestige@leggett.fr

SPACIOUS 5-BEDROOM
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Ref : A250I9ST74

ENERGIE-DPE

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



Property **Poorly efficient**
Estimated annual energy costs
between 2500 € and 3440€ for 2021

NOTICE

Leggetts, their client and any joint agents give notice that:

1: Quoted prices are subject to fluctuations in exchange rates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

CONTACT

Réf : A250I9ST74
FILE COMPLETE
AND PHOTOS
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LEGGETT
IMMOBILIER INTERNATIONAL

Téléphone : +33 553 608 488
E-mail: prestige@leggett.fr

LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: prestige@leggett.fr