







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*

*agency fees to be paid by the seller

BEDROOM 5
BATHROOM 3

ACCOMMODATION 222 m²

LAND 4598 m²

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

*Price based on current exchange rate which is subject to change





- 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

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

SPACIOUS 5-BEDROOM FAMILY HOME WITH LAND AND **DEVELOPMENT** POTENTIAL NEAR GENEVA, LAKES & REPUNTAINST74







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

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

ENERGIE-DPE

logement très performant peu d'émissions de CO₂ consommation (énergie primaire) 220 31 31 kg CO₂/m²/an kWh/m²/an kg CO₂/m²/an d'énergie finale passoire énergétique G logement extrêmement peu performant émissions de CO2 très importantes Property Poorly efficient Estimated annual energy costs between 2500 € and 3440€ for 2021

NOTICE

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CONTACT

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