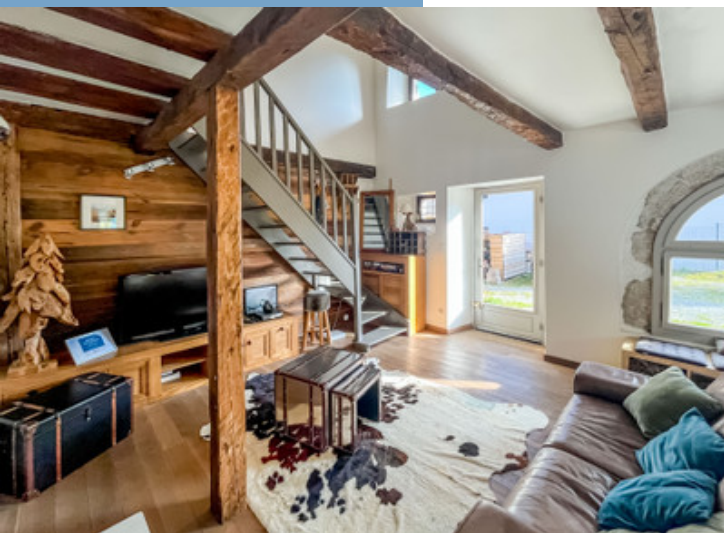




LOVELY RENOVATED HOUSE WITH STUNNING
MOUNTAIN VIEWS & ENCLOSED GARDEN NEAR
LAC ANNECY & 50 MINUTES FROM GENEVA

LOVELY RENOVATED
HOUSE WITH STUNNING
MOUNTAIN VIEWS &
ENCLOSED GARDEN NEAR
LAC ANNECY & 50
MINUTES F...



PROPERTY FACT FILE	
REFERENCE	A34927KP74
PRICE	€ 595,000 £ 0* *agency fees included: 3 % TTC to be paid by the buyer (575 000 EUR hors honoraires)
BEDROOM	3
BATHROOM	1
ACCOMMODATION	87.25 m²
LAND	325 m²
TOWN	Saint-Jorioz
DEPARTMENT	
LOCATION	Town property
TYPE	Maison de Vacances, House, Family Home
CONDITION	
FEATURES	Mains Drains, Lake, Private parking
*Price based on current exchange rate which is subject to change	



- 10 minute bike ride to Lake Annecy
- Enclosed West-Facing Garden
- Mountain Views
- Investment Opportunity
- 50 minutes to Geneva

LOVELY RENOVATED
HOUSE WITH STUNNING
MOUNTAIN VIEWS &
ENCLOSED GARDEN
NEAR LAC ANNECY & 50
MINUTES F...

Ref : A34927KP74

Located in the charming village of Saint Jorioz, this house is at the end of a beautifully renovated barn. With three bedrooms, this 87 sqm home seamlessly blends historic charm with modern comfort. Featuring exposed stone and wood details, the home exudes warmth and character, making it an ideal family retreat or investment

DESCRIPTIF

Leggett International Immobilier proudly presents charming house located in the village of Saint Jorioz, located at the end of a beautifully renovated barn. With three bedrooms, this 87 sqm home seamlessly blends historic charm with modern comfort. Featuring exposed stone and wood details, the home exudes warmth and character, making it an ideal family retreat or investment opportunity.

Enjoy plenty of natural light with its south-facing orientation, while the fenced garden, terrace, and garden shed provide a peaceful outdoor retreat. The property boasts an additional 85 sqm of attic space, perfect for expansion or storage.

Set in a quiet yet convenient location, this home is just minutes from the St Jorioz beach and essential amenities. Additionally, a unique easement allows access through the neighboring pasture.

With two dedicated parking spaces and breathtaking views of the Semnoz and La Tournette, this property offers a rare combination of tranquility and accessibility. Whether you're looking for a forever home or a lucrative investment, this home is a must-see!

In Summary:

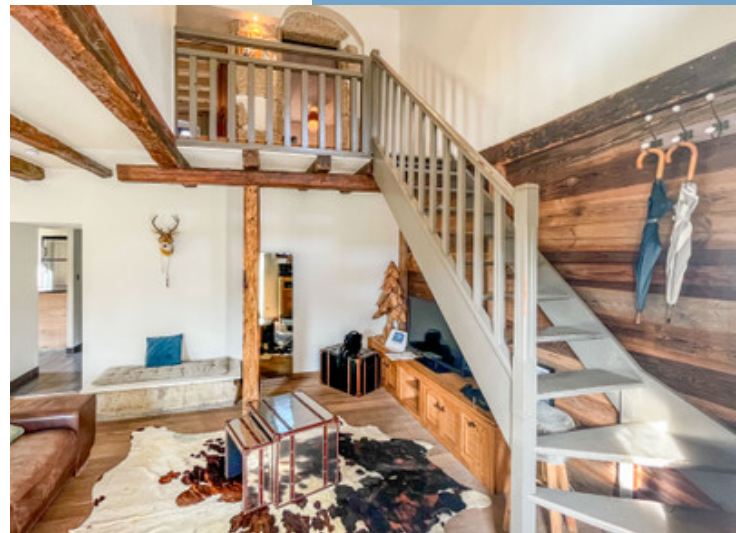
- 3 bedrooms
- Recently renovated
- Enclosed garden
- Mountain Views
- Quiet Environment
- Two private parking spaces
- 10-minute bike ride to Lake Annecy
- 15 minutes to Annecy
- 50 minutes to Geneva

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

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A34927KP74>

COMPLETE FILE AND PHOTO ON REQUEST



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

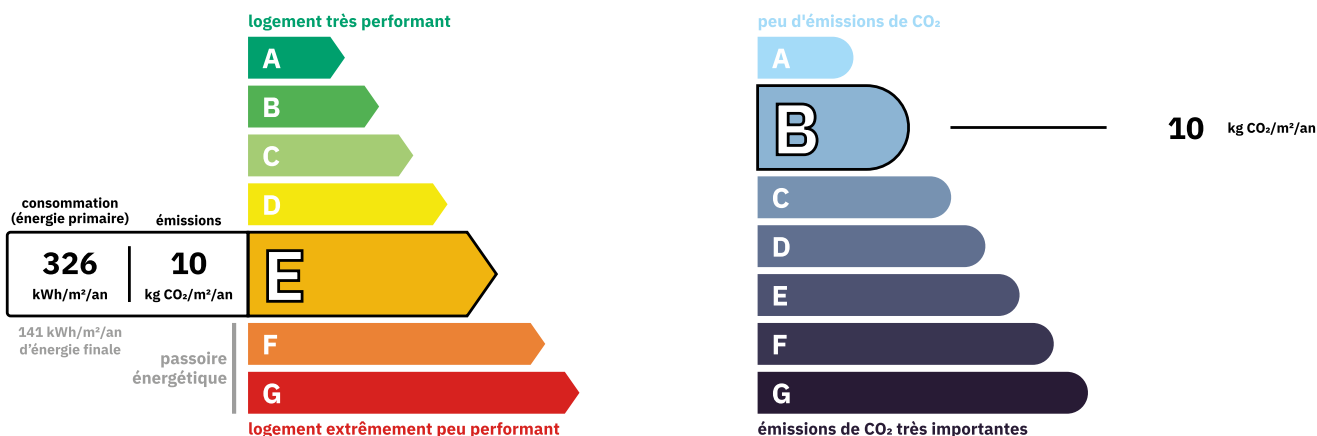
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: prestige@leggett.fr

LOVELY RENOVATED HOUSE
WITH STUNNING MOUNTAIN
VIEWS & ENCLOSED GARDEN
NEAR LAC ANNECY & 50
MINUTES F...

Ref : A34927KP74

ENERGIE-DPE

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



Property **Energy consuming**
Estimated annual energy costs
between 1720 € and 2360€ 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 : A34927KP74
FILE COMPLETE
AND PHOTOS
ON REQUEST

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