



## MAGNIFICENT FAMILY HOME WITH SWIMMING POOL AND LAKE VIEW IN MESSERY.



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MAGNIFICENT FAMILY  
HOME WITH SWIMMING  
POOL AND LAKE VIEW IN  
MESSERY....



PROPERTY FACT FILE	
REFERENCE	A37214VRS74
PRICE	€ 1,090,000 £ 0* *agency fees to be paid by the seller
BEDROOM	4
BATHROOM	3
ACCOMMODATION	201 m <sup>2</sup>
LAND	1811 m <sup>2</sup>
TOWN	Messery
DEPARTMENT	
LOCATION	50km or less to ferry
TYPE	Maison, Villa, Family Home
CONDITION	Good condition
FEATURES	Swimming Pool, Garage, Close to ski resort
*Price based on current exchange rate which is subject to change	





- Quiet environment
- Large swimming pool with pool house
- View of Lake Geneva
- Geneva less than an hour away
- Domaine du Soleil less than an hour's drive away

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Exceptional villa for sale in Messery!

Discover this large, high-end villa in Messery, which offers a total living area of 201 m<sup>2</sup> and a usable area of 340 m<sup>2</sup>.

## DESCRIPTION

For Sale: Exceptional Villa in Messery – A True Haven of Peace!

Immerse yourself in the luxury and comfort of this magnificent, high-end villa located in Messery, offering a generous living area of 201 m<sup>2</sup> and a usable floor area of 340 m<sup>2</sup>. A rare opportunity not to be missed!

An Ideal Layout :

On the Ground Floor:

- Living Room/Dining Room/Kitchen: 59.49 m<sup>2</sup>, a bright and welcoming space, perfect for spending time with family or friends, featuring an 8.10 m<sup>2</sup> pantry for optimal storage.
- Bedroom with Bathroom: 21 m<sup>2</sup>, offering privacy and comfort for you or for your guests.

Upstairs:

- Mezzanine: 17.62 m<sup>2</sup>, a versatile space providing access to:
- Master suite: 21.14 m<sup>2</sup>, with dressing room and private bathroom, for a true cocoon of serenity.
- Second bedroom: 13.42 m<sup>2</sup>, ideal for a child or an office.
- Third bedroom: 13.89 m<sup>2</sup>, spacious and bright.
- Shower room: practical and functional.

Basement:

A fully finished 126.38 m<sup>2</sup> basement, including a home theater for movie nights, a wine cellar for sharing convivial moments over drinks, a gym for staying active, a workshop, and a shower room.

Outside:

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A37214VRS74>

COMPLETE FILE AND PHOTO ON REQUEST



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

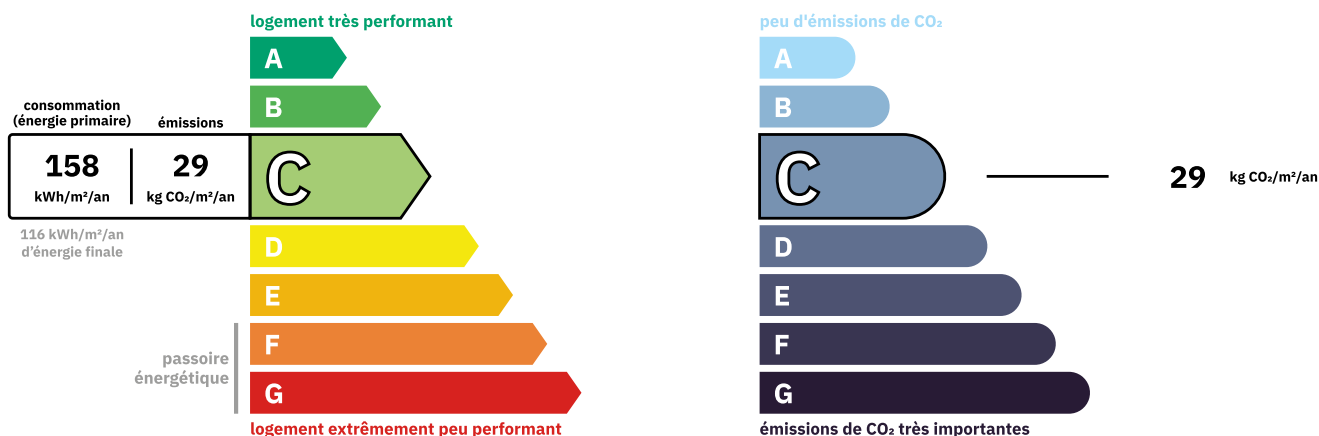
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: [prestige@leggett.fr](mailto:prestige@leggett.fr)

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

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## ENERGIE-DPE



Property Moderately efficient  
Estimated annual energy costs  
between 2110 € and 2990€ for 2022

## NOTICE

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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.

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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 :A37214VRS74  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

**LEGGETT**  
IMMOBILIER INTERNATIONAL

Téléphone : +33 553 608 488  
E-mail: [prestige@leggett.fr](mailto: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](mailto:prestige@leggett.fr)