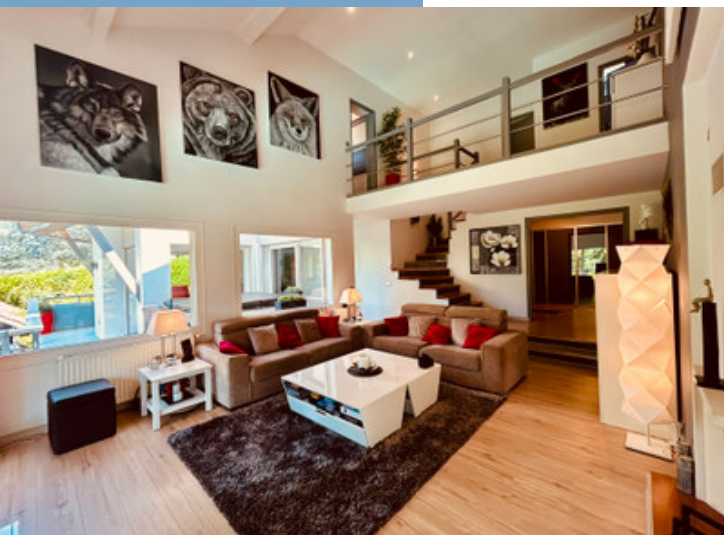




## CONTEMPORARY 6-BED HOME WITH POOL AND LARGE PRIVATE GARDEN IN A HIGHLY SOUGHT-AFTER LOCATION

CONTEMPORARY 6-BED  
HOME WITH POOL AND  
LARGE PRIVATE GARDEN  
IN A HIGHLY  
SOUGHT-AFTER  
LOCATION...



## PROPERTY FACT FILE

REFERENCE	A37624NT74
PRICE	€ 1,590,000 £ 0* <small>*agency fees to be paid by the seller</small>
BEDROOM	6
BATHROOM	3
ACCOMMODATION	258 m <sup>2</sup>
LAND	2821 m <sup>2</sup>
TOWN	Doussard
DEPARTMENT	
LOCATION	Close to golf course
TYPE	Maison de Vacances, House, Family Home
CONDITION	Good condition
FEATURES	Swimming Pool, Close to golf course, Close to ski resort

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





- Spacious 253m<sup>2</sup> home on 2,733m<sup>2</sup> private plot
- Unique, mature garden offering full privacy
- Covered balcony ideal for year-round use
- Outdoor pool with terrace to relax & entertain
- Separate T3 apartment – ideal for rental or guests

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Discover this bright and spacious three-story, 6-bedroom home featuring expansive outdoor terraces and balconies, plus a large swimming pool. Set within an enormous, mature, and private garden, the property is surrounded by spectacular alpine views. Located just minutes from the world-famous Lake Annecy and its crystal-clear

## DESCRIPTIF

This exceptional home is located in the highly desirable and charming lakeside commune of Doussard. The top two floors feature four generously sized bedrooms, complemented by two bright lounges, a dining room, and a kitchen - all opening onto a covered balcony with stunning mountain views.

The ground floor includes an independent two-bedroom apartment, offering the opportunity for rental income or comfortable accommodation for friends and family.

Additional features include a cave, two workshops, and a garage, providing ample storage space. The house sits on an expansive, private 2,700m<sup>2</sup>+ plot of established garden, complete with a jacuzzi, swimming pool and terraced area.

Offering a tranquil rural atmosphere, the property is surrounded by breath taking Alpine scenery while remaining well connected to Annecy (15 km away) and Geneva (about an hour's drive).

Lake Annecy provides an outdoor lifestyle for everyone. Whether you prefer walking, cycling, or hiking in the mountains, or relaxing, swimming, or sailing in its crystal-clear waters, there is something for all to enjoy.

Additionally, the famous ski resorts of Les Trois Vallées, Aravis, Les Saïes, and Mont Blanc are all within an hour's drive, offering world-class winter sports and year-round mountain adventures.

This is a unique opportunity to own a one-of-a-kind home in an idyllic setting! Contact me today for more details or to arrange a viewing.

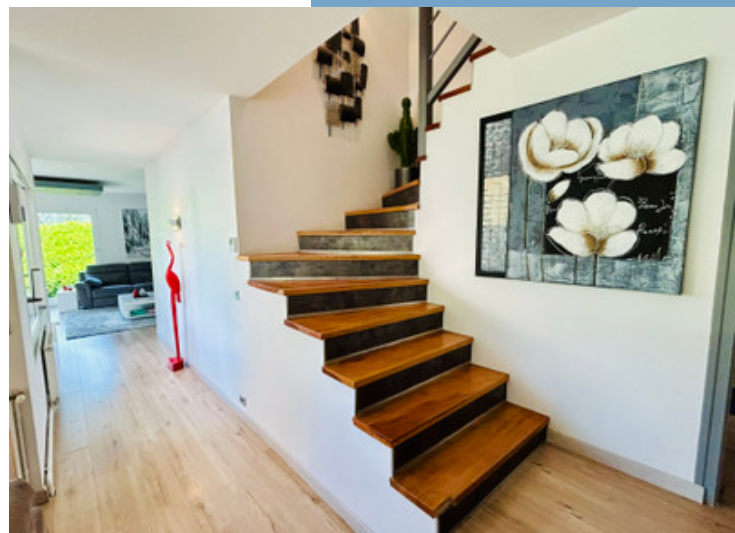
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Information about risks to which this property is expo

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A37624NT74>

COMPLETE FILE AND PHOTO ON REQUEST



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

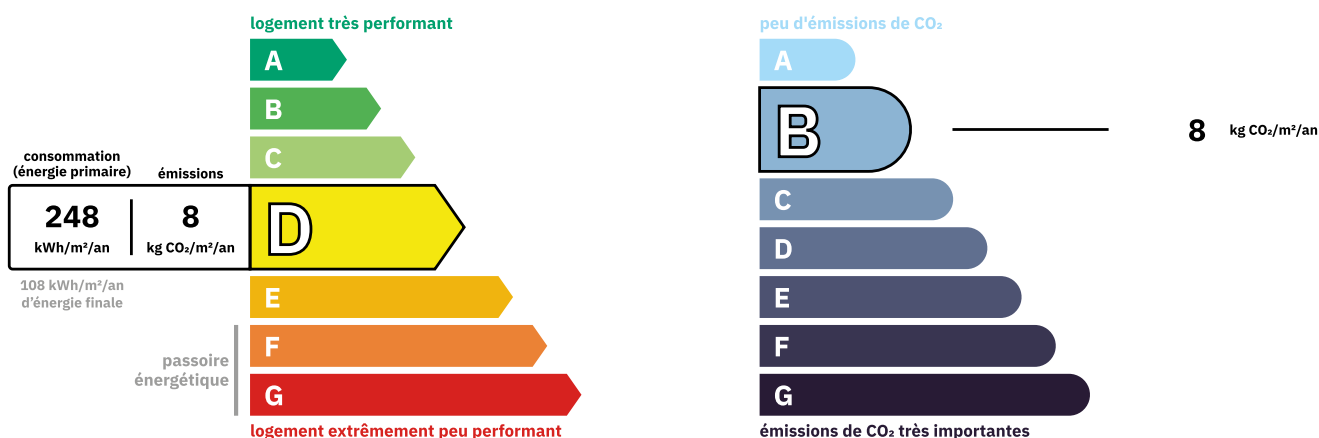
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: [prestige@leggett.fr](mailto:prestige@leggett.fr)

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## 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 4790 € and 6540€ for 2023

## 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 : A37624NT74  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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