



BEAUTIFUL 5-BEDROOM HOUSE WITH LARGE
GARDEN, TERRACES, GARAGE & PRIVACY IN THE
HEART OF ST. JORIOZ

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PROPERTY FACT FILE

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|---------------|---|
| REFERENCE | A38007KP74 |
| PRICE | € 1,240,000 £ 0* <small>*agency fees to be paid by the seller</small> |
| BEDROOM | 5 |
| BATHROOM | 3 |
| ACCOMMODATION | 184.58 m ² |
| LAND | 1367 m ² |
| TOWN | Saint-Jorioz |
| DEPARTMENT | |
| LOCATION | Town property |
| TYPE | |
| CONDITION | |
| FEATURES | Mains Drains, Lake, Garage |

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



LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE
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- Large and mature garden, perfect for entertaining
- Steps Away from schools, shops, and bus lines
- Ground Floor Bedroom
- 5 minute bike ride to Lake Annecy
- Less than 20 minutes to Annecy

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Discover this beautiful five-bedroom house, set on a generous plot of nearly 1,400 m² in the heart of St. Jorioz. Ideally located just minutes on foot from shops and schools, this home is perfect for those seeking both privacy and convenience.

DESCRIPTIF

Discover this beautiful five-bedroom house, set on a generous plot of nearly 1,400 m² in the heart of St. Jorioz. Ideally located just minutes on foot from shops and schools, this home is perfect for those seeking both privacy and convenience.

The garden features two large terraces, mature fruit trees, wild strawberry bushes, and an enclosed fence along the back property line, offering privacy. Its generous size allows for ample opportunities for further customization. Complementing the garden, a long driveway lined with tall hedges adds to the sense of seclusion and tranquility.

This secluded property includes:

Ground Floor

A two-car garage (37 m²) with direct access to the interior of the house

An open-plan living space combining a dining and lounge area (41 m² in total), opening onto a large, shaded north-facing terrace

A spacious kitchen (17 m²) with a cozy corner dining area and access to a south-facing terrace

A workshop or office (8 m²) and a laundry room/pantry (6 m²), located at the rear of the kitchen

A conveniently located WC near the entryway

A bedroom (11 m²) with an en-suite bathroom featuring a shower

Upper Floor

On the upper level, you'll find four bedrooms, each approximately 13 m², including one with an en-suite bathroom with a bathtub.

This level also features a separate WC, a bathroom, and a bonus room (13 m²), all accessible from the landing.

For those in need of extra space, there is an attic above the garage—currently use

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A38007KP74>

COMPLETE FILE AND PHOTO ON REQUEST

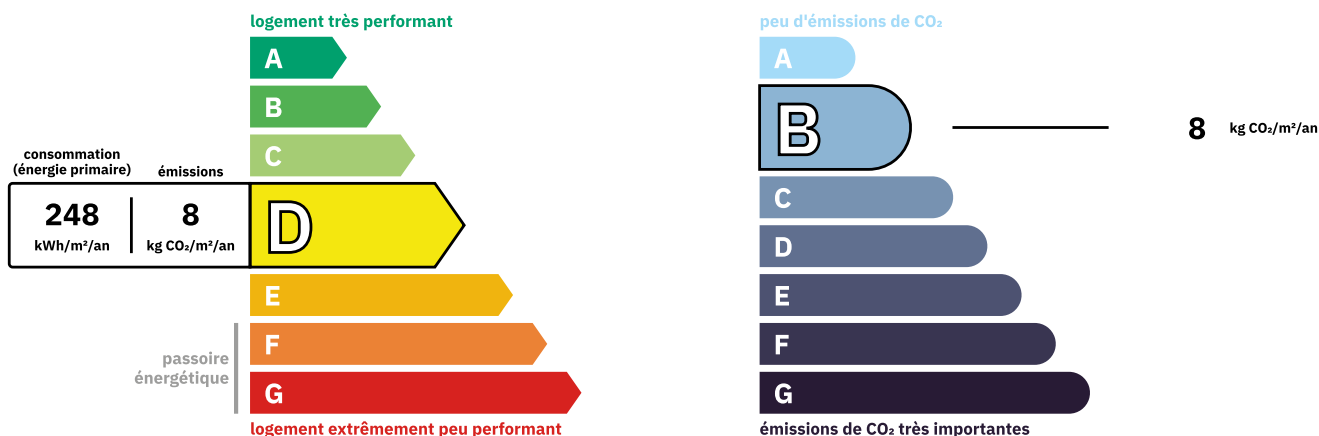


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ENERGIE-DPE

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 3220 € and 4440€ 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

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FILE COMPLETE
AND PHOTOS
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