



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

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PROPERTY FACT FILE	
REFERENCE	A38007KP74
PRICE	€ 1,165,000 £ 0* <small>*agency fees to be paid by the seller</small>
BEDROOM	5
BATHROOM	3
ACCOMMODATION	185 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



- 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.

DESCRIPTION

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](#)

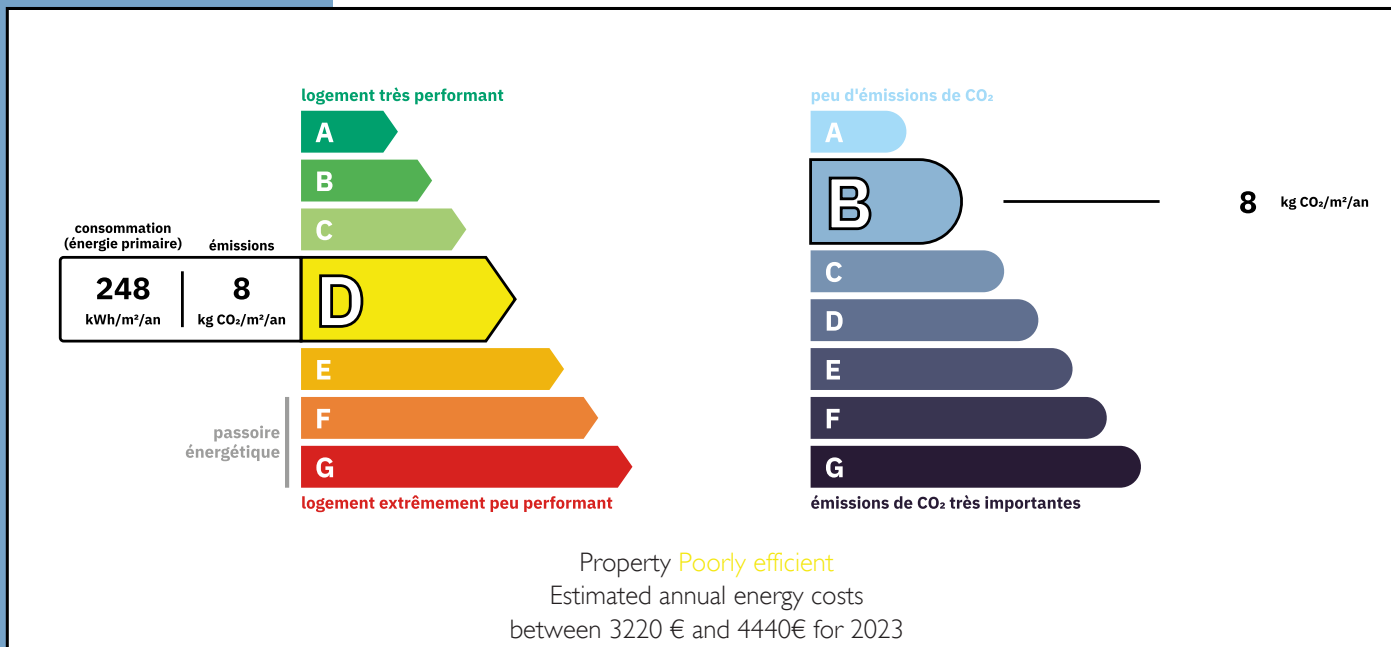


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Information about risks to which this property is exposed is available on the Géorisques website :
<https://www.georisques.gouv.fr/>

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ENERGIE-DPE



NOTICE

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CONTACT

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FILE COMPLETE
AND PHOTOS
ON REQUEST

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