



LARGE FAMILY HOME WITH AMAZING LAKE  
VIEWS, TASTEFULLY RENOVATED WITH FULLY  
ENCLOSED GARDEN.



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## PROPERTY FACT FILE

REFERENCE	A38922BES74
PRICE	€ 1,490,000 £ 0* <small>*agency fees to be paid by the seller</small>
BEDROOM	3
BATHROOM	2
ACCOMMODATION	174 m <sup>2</sup>
LAND	2110 m <sup>2</sup>
TOWN	Yvoire
DEPARTMENT	
LOCATION	50km or less to ferry
TYPE	Maison de Vacances, House
CONDITION	
FEATURES	Swimming Pool, Mains Drains, Garage

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



- Lake views
- Large mature garden
- Swimming pool
- Full basement
- Ideal for frontaliers

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Nestled above the famous village of Yvoire, this house has been superbly renovated to the highest standards by it's current owners.

With 3 bedrooms, and the space to create more, 2 bathrooms, a brand new fully equipped kitchen, dining room, light and airy lounge

## DESCRIPTIF

With a modern living vibe, beautiful lake views, a useable garden and secure boundary we expect a lot of interest in this 'ready to go' property.

The lake is only stroll away via the charming medieval village. At the lake you can get the ferryboat to Nyon in Switzerland, suitable to get to and from the airport, Geneva and access to the Suisse train network.

From the entrance gate you are just steps away from the 'wilderness', via miles of public paths and protected nature forest and pastures you are in the ideal situation to profit from all aspects of this wonderful region. And then skiing is also close, within 35 mins of a local station, and 1h15/30 to Chamonix, or Morzine or Flaine.... the choice is massive.

This totally renovated house is suitable for many purposes, as a day to day home with schools and and public services not far away, or for a second home where you could simply lockup the property. Obviously the pool , the garden lend themselves to social occasions as well as just reading a book and chilling.

This spacious house has all the features you'd expect and more.

You enter the property via an electric gate, with large driveway and parking areas. There is a secure garage with door into the hallway.

When entering the house there is a reception area, with cloak room and guest toilet.

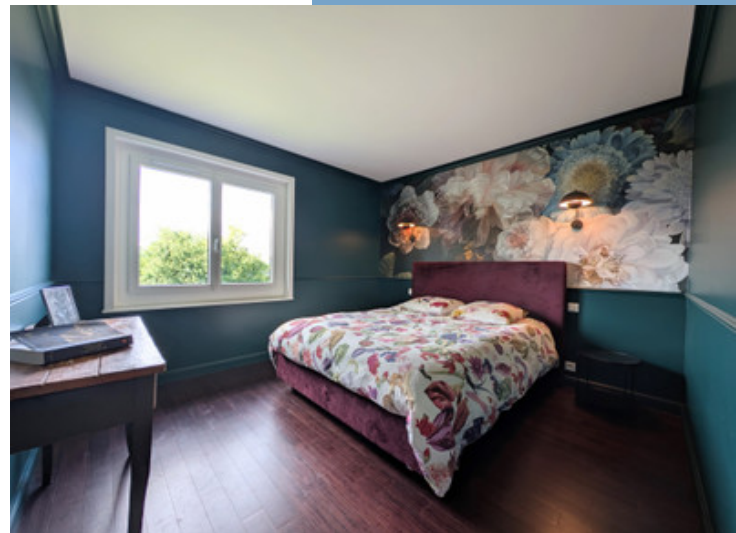
You walk into the lounge, and via its multiple large windows the lake is very present.

The comfortable lounge is double height and has a stunning wood burning stove. From the

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A38922BES74>

COMPLETE FILE AND PHOTO ON REQUEST



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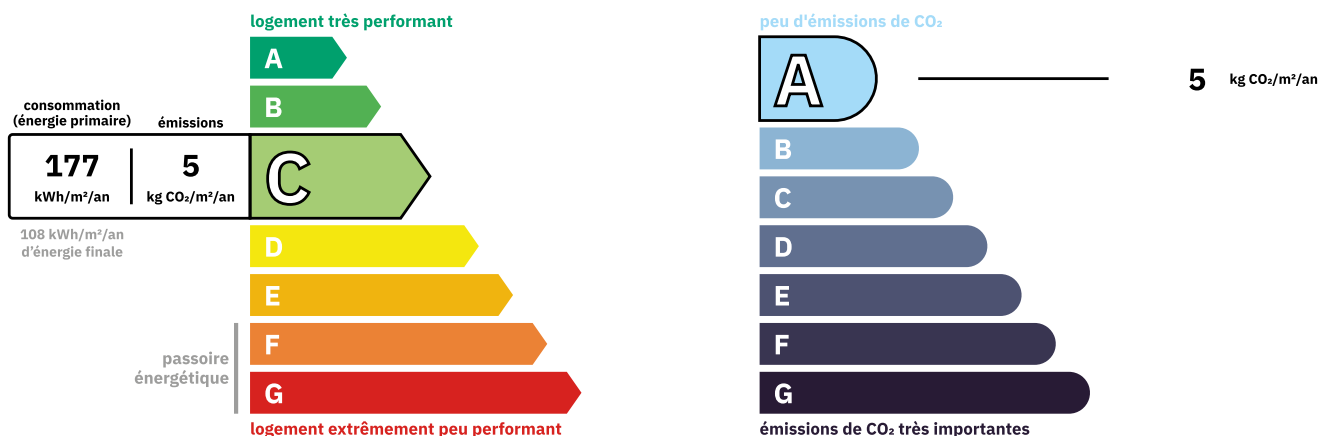


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## ENERGIE-DPE

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



Property Moderately efficient  
Estimated annual energy costs  
between 1920 € and 2720€ for 2023

## NOTICE

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## CONTACT

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FILE COMPLETE  
AND PHOTOS  
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