



NERNIER: FAMILY 4 BEDROOM VILLA WITH
LARGE GARDEN, 2 MIN WALK TO THE LAKE,
EASY GENEVA COMMUTE

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PROPERTY FACT FILE

REFERENCE	A41477BES74
PRICE	€ 1,130,000 £ 0* *agency fees to be paid by the seller
BEDROOM	4
BATHROOM	2
ACCOMMODATION	229 m ²
LAND	2275 m ²
TOWN	Nemier
DEPARTMENT	
LOCATION	Village property
TYPE	Villa
CONDITION	Good condition
FEATURES	Swimming Pool, Mains Drains, Garage

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

- Fast Geneva/Nyon commute. Ideal for Frontaliers
- 2-min walk to Lake Geneva & village centre
- Private garden with heated pool & terraces
- Flexible 4+ bed family home + double garage
- Water sports, country walks & 45 min to ski

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NERNIER: Lakeside Family Home with Prime Geneva Access.

Charming 4-bedroom house in a great location: 2 minutes walk to Lake Geneva and the historic village centre. Ideal for Frontaliers with quick road (30 min), bus, and year-round ferry connections to

DESCRIPTION

Charming Family House near Lake Geneva in Nernier

This is a well-maintained 4-bedroom family house situated in the desirable, historic village of Nernier, providing the key elements of lakeside living alongside practical convenience for those commuting to Switzerland. The property is suitable for use as a main residence or a quality holiday home.

Location and Access for Frontaliers

The house benefits from a highly convenient location, being only a two-minute walk to both the centre of the medieval village and the shore of Lake Geneva (Lac Léman).

For those working across the border, connectivity to Switzerland is straightforward:

Road: Geneva is approximately 30 minutes away by car.

Public Transport: Bus services are available.

Ferry: There is a ferry service to Nyon, Switzerland, from Nernier during summer and year-round from the nearby village of Yvoire. This provides a reliable and scenic route to the Swiss rail network.

Nernier offers a pleasant environment for year-round living with local activities and direct access to the lake.

House Layout and Features

The house provides functional and spacious living areas:

Ground Floor:

Lounge: 47.12m²

Dining room: 25m²

Office: 11.57m²

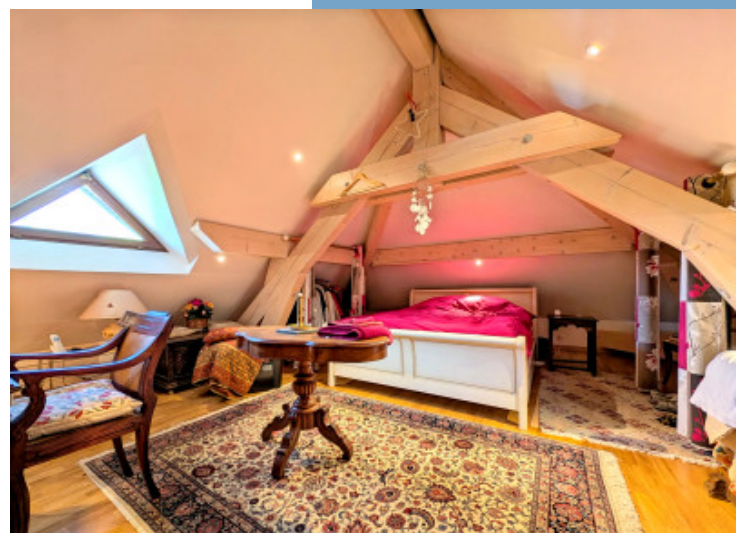
Kitchen: 18.73m²

The living spaces are bright, including a sunny lounge that opens directly onto the garden and pool area.

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A41477BES74>

COMPLETE FILE AND PHOTO ON REQUEST



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

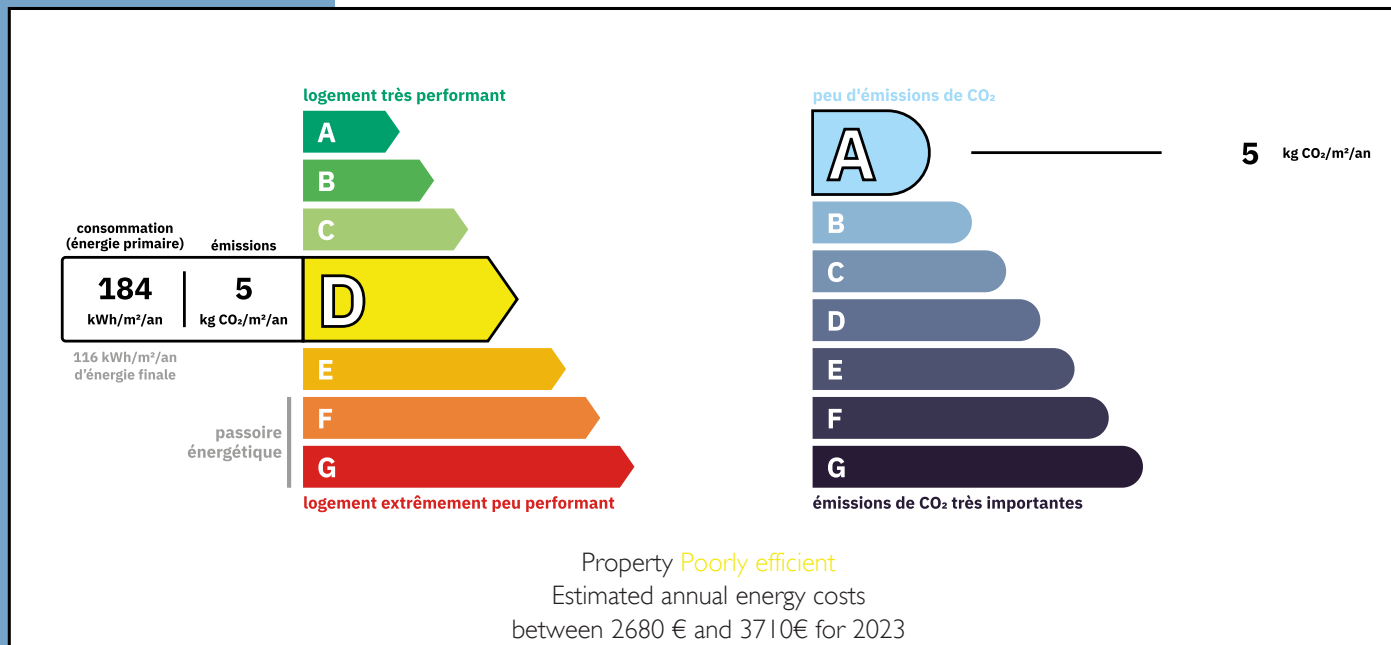
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Information about risks to which this property is exposed is available on the Géorisques website :
<https://www.georisques.gouv.fr/>

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ENERGIE-DPE



NOTICE

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CONTACT

Réf :A41477BES74
FILE COMPLETE
AND PHOTOS
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