



HISTORIC HAUTE-SAVOIE MANOR ESTATE -TWO
RESIDENCES, POOL, MOUNTAIN VIEWS,
GROUNDS NEAR ANNECY, SKI AND GENEVA

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ANNECY, SKI A...



PROPERTY FACT FILE	
REFERENCE	A43894NT74
PRICE	€ 1,950,000 £ 0* *agency fees to be paid by the seller
BEDROOM	7
BATHROOM	6
ACCOMMODATION	477 m ²
LAND	5318 m ²
TOWN	Glères-Val-de-Borne
DEPARTMENT	
LOCATION	50km or less to airport
TYPE	Maison de Vacances, House, Family Home
CONDITION	
FEATURES	Swimming Pool, Close to ski resort, Mountain view
*Price based on current exchange rate which is subject to change	



- Renovated historic manor with character
- Spa house for entertaining, wellness & leisure
- 5,318 m² grounds with pool & tennis court
- Cinema, billiard room & extensive garages
- Mountain views close to ski, Annecy & Geneva

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Discover this remarkable manor house dating from 1918, offering a spectacular combined total of over 720 m² of living and utility space (477 m² Loi Carrez) across the main residence, spa house and extensive garage areas. This substantial and versatile estate provides an exceptional balance of character, scale and functionality.

DESCRIPTION

This exceptional manor house holds a unique position within the village and is widely recognised as one of its landmark properties. Originally built in 1918, it has been thoughtfully renovated during the current ownership, combining high-quality materials with careful preservation of original features to create a home that is both characterful and highly liveable.

The main house is arranged over several levels and offers generous living spaces designed for both comfort and entertaining. The ground floor includes multiple reception areas, with a large principal salon, a separate TV lounge and a spacious kitchen, all opening naturally towards the terraces and gardens and allowing for seamless indoor-outdoor living.

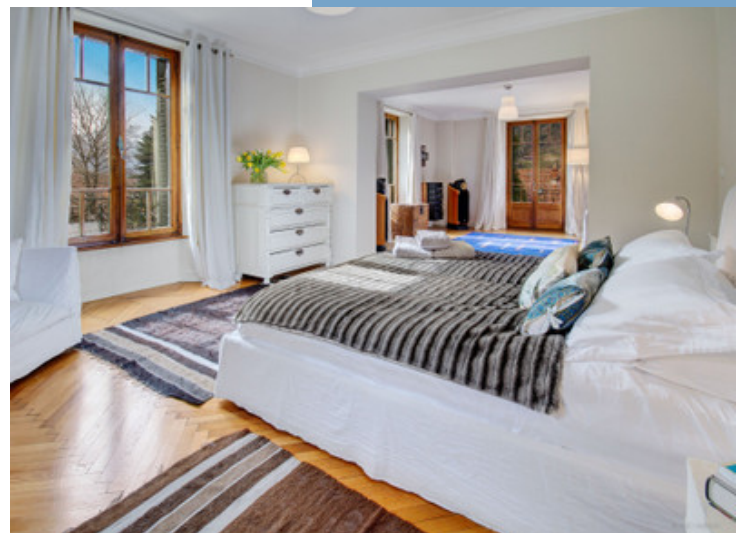
The upper floors provide extensive sleeping accommodation, with multiple large bedrooms, most benefiting from their own high-quality ensuite bathrooms, alongside dressing areas and well-considered circulation space. The layout offers both privacy and flexibility, making it particularly well suited to hosting extended family or guests.

On the lower ground floor, the property offers a range of leisure and practical spaces including a cinema room, billiard room, laundry and substantial storage areas, as well as extensive garage space. These additional areas significantly enhance the functionality of the property, particularly for seasonal or group use.

A secondary house, currently referred to as the caretaker's house, further enhances the estate. Designed as a ded...

More Online :
<https://leggettprestige.com/luxury-property-for-sale/view/A43894NT74>

COMPLETE FILE AND PHOTO ON REQUEST

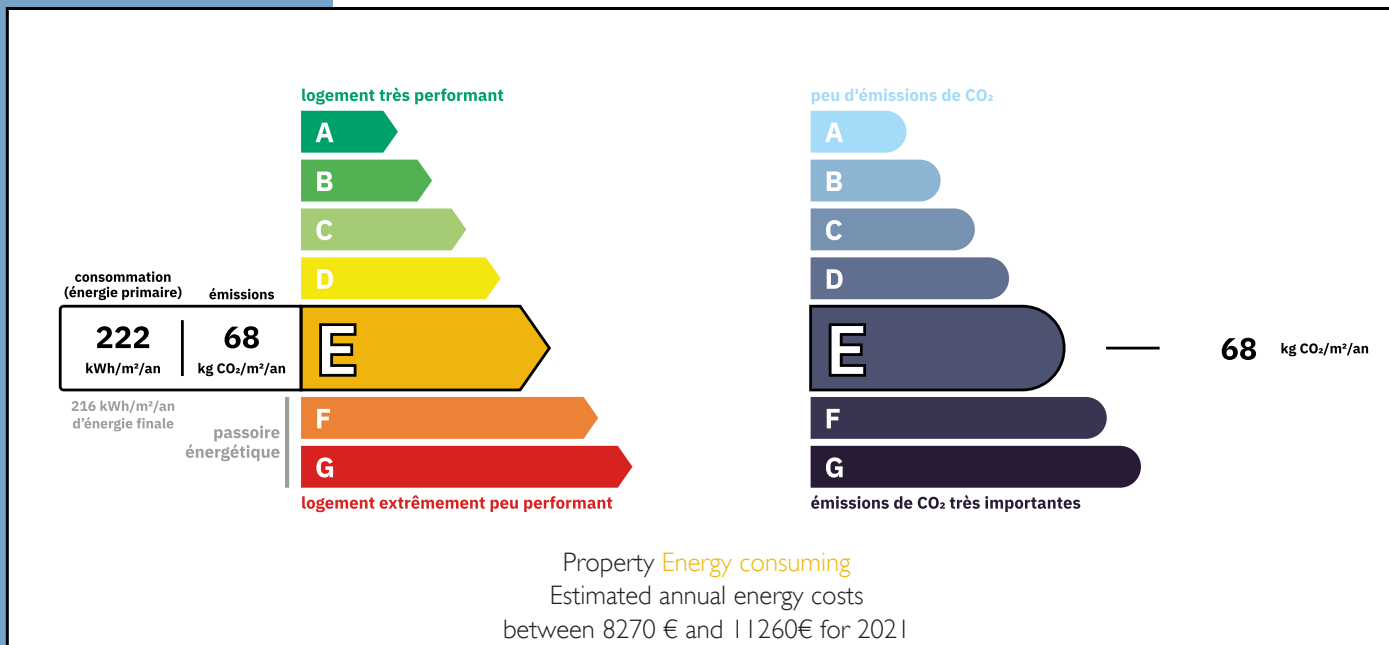


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ENERGIE-DPE

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



NOTICE

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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 :A43894NT74
FILE COMPLETE
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LEGGETT
IMMOBILIER INTERNATIONAL

Téléphone : +33 553 608 488
E-mail: prestige@leggett.fr

LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: prestige@leggett.fr