

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

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PROPERTY FACT FILE

REFERENCE	A43894NT74
PRICE	€ 1,950,000 £ 0* *agency fees to be paid by the seller
BEDROOM	7
BATHROOM	6
ACCOMMODATION	477 m²
LAND	5318 m²
TOWN	LE PETIT BORNAND LES GLIERES
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





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- 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

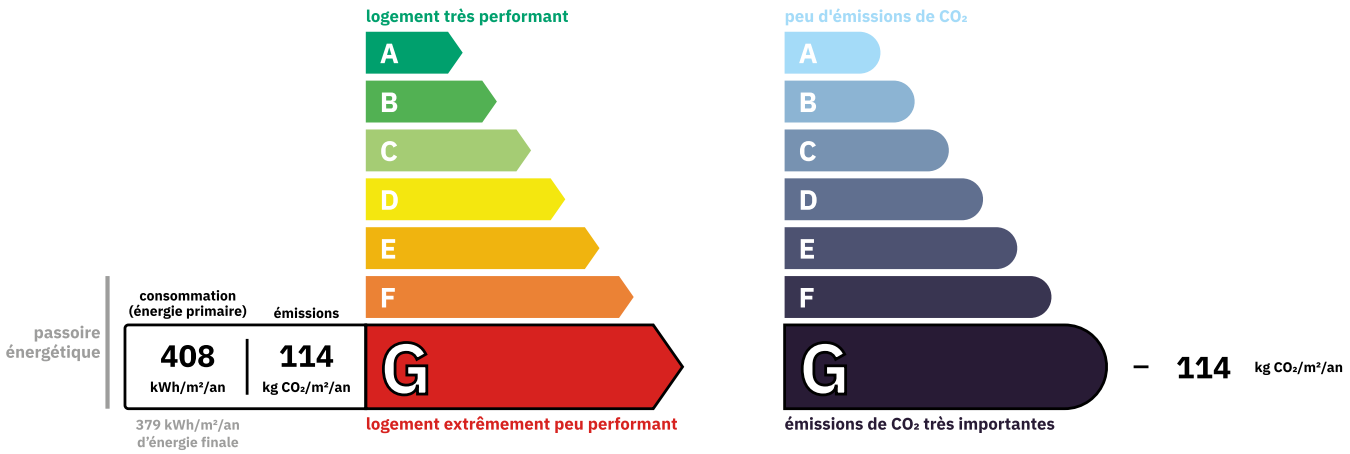
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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

ENERGIE-DPE



Property Extremely energy consuming
Estimated annual energy costs
between 16730 € and 22690€ for 2023

NOTICE

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1: Quoted prices are subject to fluctuations in exchangerates. 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.

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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

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FILE COMPLETE AND PHOTOS ON REQUEST

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