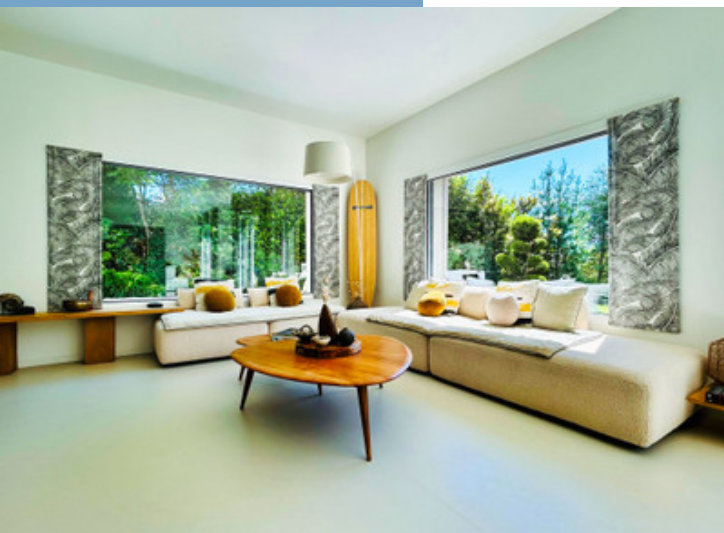




LIGHT-FILLED CONTEMPORARY 4-BED HOME
WITH MOUNTAIN AND LAKE VIEWS IN
PEACEFUL SETTING NEAR ANNECY AND
GENEVA

LIGHT-FILLED
CONTEMPORARY 4-BED
HOME WITH MOUNTAIN
AND LAKE VIEWS IN
PEACEFUL SETTING NEAR
ANNECY AN...



PROPERTY FACT FILE	
REFERENCE	A45582NT74
PRICE	€ 1,295,000 £ 0* *agency fees to be paid by the seller
BEDROOM	4
BATHROOM	2
ACCOMMODATION	132 m ²
LAND	1000 m ²
TOWN	Bluffy
DEPARTMENT	
LOCATION	Village property
TYPE	Maison de Vacances, House, Family Home
CONDITION	
FEATURES	Detached, Close to ski resort, Panoramic views
*Price based on current exchange rate which is subject to change	



- Light-filled contemporary home with views
- Sun-drenched terraces for morning and evening
- Landscaped garden with pool potential
- Modern construction with excellent efficiency
- Near Lake Annecy, Geneva and mountains

LIGHT-FILLED
CONTEMPORARY 4-BED
HOME WITH MOUNTAIN
AND LAKE VIEWS IN
PEACEFUL SETTING NEAR
ANNECY AN...

Ref : A45582NT74

Discover this contemporary 4-bedroom home offering approximately 156 m² of total floor area (132 m² habitable), complemented by an attached garage with mezzanine storage and set within approximately 1,000 m² of landscaped gardens with sun-filled terraces for morning and evening.

DESCRIPTION

Built in 2017 and enjoying a peaceful setting within landscaped grounds with two terrace areas, this contemporary home offers an exceptional combination of light, comfort and lifestyle. The property benefits from open views across the surrounding countryside towards the mountains and Lake Annecy, while extensive glazing and generous ceiling heights maximise natural light throughout the day.

The ground floor centres around a spectacular open-plan living space of approximately 47 m². Large picture windows create a seamless connection with the gardens and terraces, while the kitchen forms an integral part of this sociable living area, ideal for both everyday life and entertaining. This level also includes a bedroom, shower room with WC, utility room and an attached garage with mezzanine storage, providing valuable additional space for sports equipment, bicycles, workshop use or future adaptation depending on requirements.

Upstairs, the property offers three further bedrooms together with a family bathroom and separate WC. The principal bedrooms enjoy elevated views across the valley towards Lake Annecy and Château de Menthon, while the overall layout has been designed to maximise both comfort and natural light throughout the day.

Outside, the landscaped gardens are arranged across several levels, creating a variety of spaces for relaxing, dining and enjoying the surroundings. Two terrace areas allow you to follow the sun throughout the day, from morning coffee to evening me...

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A45582NT74>

COMPLETE FILE AND PHOTO ON REQUEST

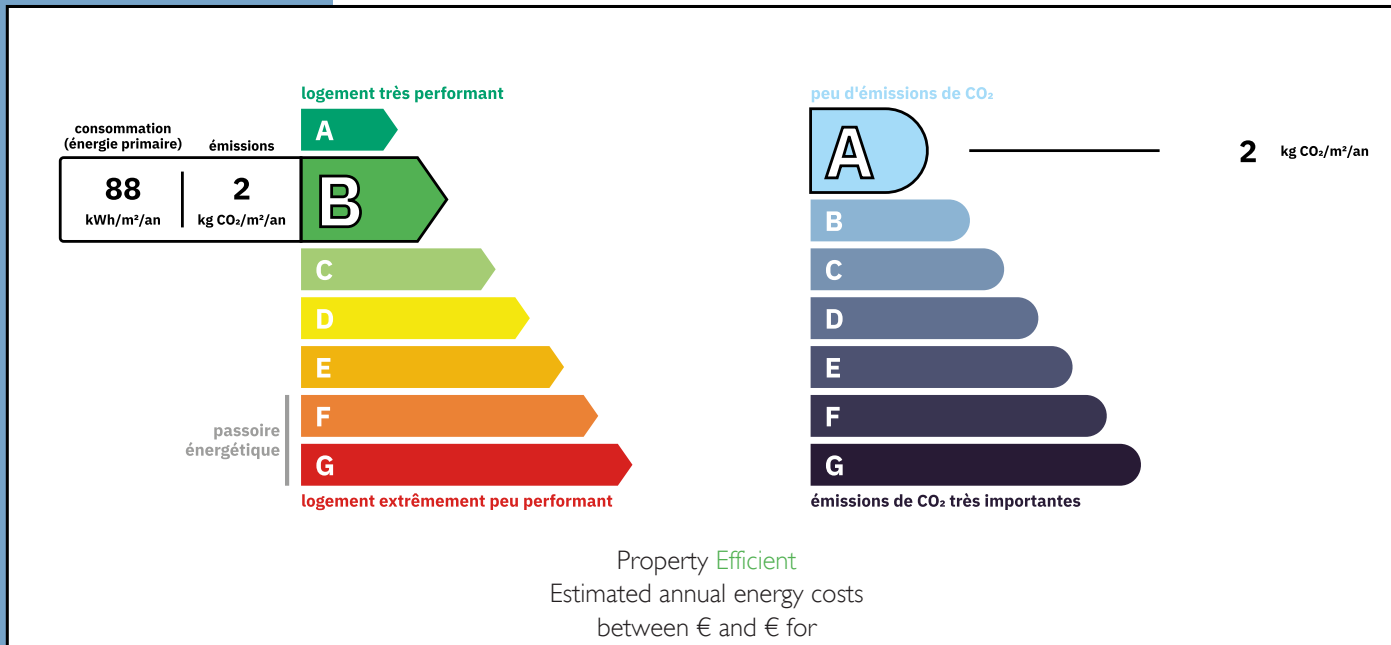


LIGHT-FILLED
CONTEMPORARY 4-BED
HOME WITH MOUNTAIN
AND LAKE VIEWS IN
PEACEFUL SETTING NEAR
ANNECY AN...

Ref : A45582NT74

ENERGIE-DPE

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



NOTICE

Leggetts, their client and any joint agents give notice that:

1: Quoted prices are subject to fluctuations in exchange rates. 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.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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 :A45582NT74
FILE COMPLETE
AND PHOTOS
ON REQUEST

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