LEGGETT INTERNATIONAL REAL ESTATE & Hamptons INTERNATIONAL



AN EXCEPTIONAL PROPERTY OVERLOOKING LAKE GENEVA: A "BESPOKE OPPORTUNITY".

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AN EXCEPTIONAL PROPERTY OVERLOOKING LAKE GENEVA: A "BESPOKE OPPORTUNITY"....



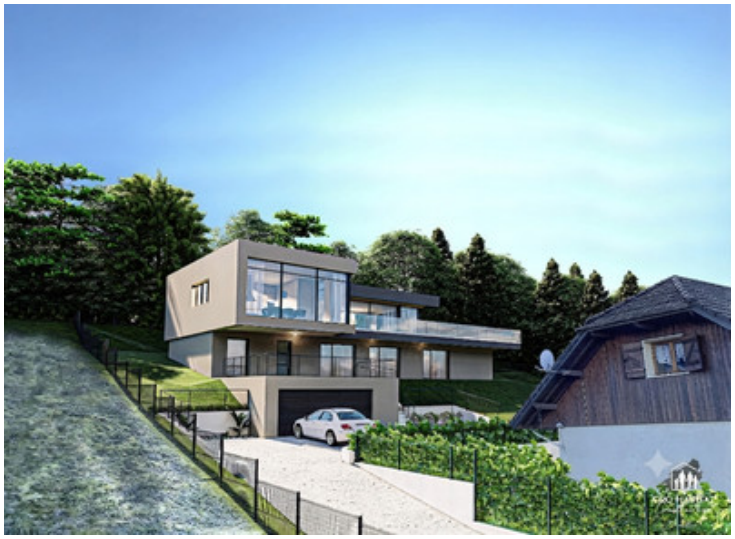


PROPERTY FACT FILE

REFERENCE	A46091VRS74
PRICE	€ 1,275,000 £ 0* *agency fees to be paid by the seller
BEDROOM	4
BATHROOM	2
ACCOMMODATION	227 m²
LAND	1290 m²
TOWN	Publier
DEPARTMENT	
LOCATION	
TYPE	Villa
CONDITION	New Build
FEATURES	Swimming Pool, Mains drainage, Detached

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





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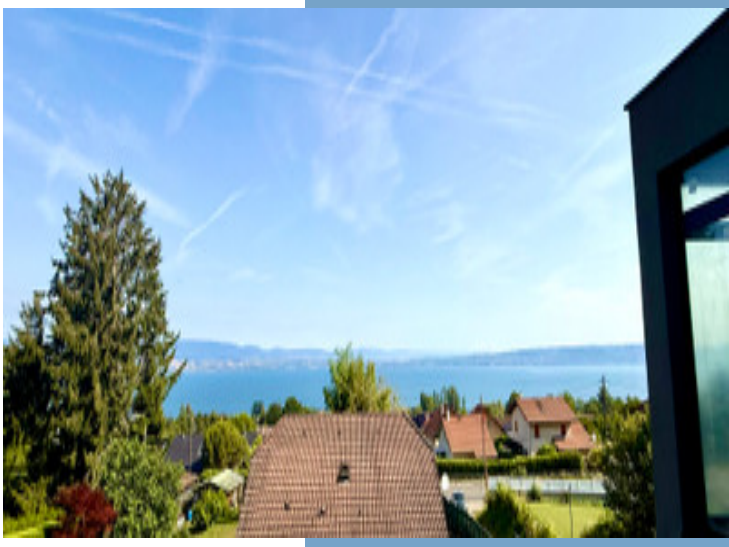
- Stunning view of Lake Geneva
- Lausanne is easily accessible by boat
- Geneva, less than 50 km away
- Golf, the beach and spas nearby
- Ski resorts within a 45-minute drive

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Exceptional contemporary villa – Panoramic view of lake Geneva.

In Publier, set on an elevated plot of 1,290 m², become the owner of this architectural masterpiece, sold "weatherproof" (structural work, roofing and joinery completed).



DESCRIPTION

Exceptional Contemporary Villa – Panoramic View of Lake Geneva (Publier)

Set on an elevated plot of 1,290 m², become the owner of this raw architectural masterpiece, sold "weatherproof" (structural work, roofing and external joinery completed).
Avoid administrative delays and create your own bespoke haven of peace!



A Project with Magnificent Spaces:

- The Living Room (51.70 m²):** A cathedral-like reception area bathed in light, where huge floor-to-ceiling windows bring the majesty of the lake into your everyday life.

- The Sleeping Area:** 4 large bedrooms, including an exceptional master suite of 20.94 m² facing the horizon and 3 beautiful bedrooms of 14.20 m².

- The Basement:** A spacious utility area with a double garage.

The Ultimate Experience: The Suspended Infinity Pool

A spectacular terrace designed to accommodate a suspended swimming pool.
The water seems to blend into the infinite blue of Lake Geneva, creating a breathtaking view.



Publier & Évian: A Privileged Living Environment

A Golfer's Paradise:
The villa is situated in the immediate vicinity of the Evian Resort Golf Club (whose Academy is located in the town of Publier itself) and its legendary 18-hole course. A world-renowned golf course, host to the famous *Amundi Evian Championship* tournament, just a few minutes' drive away.

Leisure: Quick access to Amphion-les-Bains beach, the Cité de l'Eau

More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A46091VRS74

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/

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ENERGIE-DPE

DPE not required.

NOTICE

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

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.

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 :A46091VRS74
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