

# LUXURY MOUNTAIN LODGE FOR SALE WITH INFINITY POOL, A STUNNING 1 BED POOL HOUSE AND VIEWS OVER LAC DU BOURGET

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## PROPERTY FACT FILE

| | |
|---|---|
| REFERENCE | A48297MAS73 |
| PRICE | € 1,570,000<br>£ 0*<br>*agency fees to be paid by the seller |
| BEDROOM | 6 |
| BATHROOM | 4 |
| ACCOMMODATION | 290 m² |
| LAND | 3500 m² |
| TOWN | Aix-les-Bains |
| DEPARTMENT | |
| LOCATION | Hamlet property |
| TYPE | Maison, Family Home |
| CONDITION | Good condition |
| FEATURES | Swimming Pool, Mains drainage, Garage |

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





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- Lake and mountain views
- Infinity pool
- Luxury accommodation
- Contemporary pool house accommodation
- Calm environment close to town

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An exceptional residence, offering the perfect balance of American-inspired lodge living, contemporary sophistication and authentic French character. With its inspiring lake views, outstanding leisure facilities, generous guest accommodation and wonderful entertaining spaces, this is much more than a home – it is a private

# DESCRIPTION

The main house welcomes you with a very practical mud room to shrug off your outdoor gear, before socialising in the contemporary light filled kitchen diner. Then relax in the characterful living room with revealed stonework, a traditional beamed ceiling and a fabulous fireplace for cosy evenings.

The accommodation comprises four double bedrooms, 2 with on-suite shower rooms and a superb bathroom suite with 2 walk-in wardrobes. A property like this wouldn't be complete without an extensive vaulted wine cellar.



A spectacular, ultra-modern pool house offers a fully equipped kitchen and dining area, with corner-opening retractable glass doors that open the space entirely onto the poolside terrace. With its double bedroom and on-suite shower room, you may be tempted to live in it. Outside is the fabulous infinity pool, with water flowing silently over two sides. A jacuzzi provides the perfect place to unwind, while an additional shower room and separate WC ensure complete convenience.

The property is hidden behind electric gates, with a double garage, EV charging and plenty of additional parking. A path through a small copse leads to an ancient ruin, transformed into an atmospheric, shaded entertaining area complete with a traditional wooden wine press,



Ground floor
- Entrance – 7.6m²
- Living room – 38m²
- Kitchen / Living area – 66m²
- Mud room – 16m²
- Hallway – 13.5m² (including storage)
- Laundry room – 5.6m²

1st floor
- Bedroom 1 / Of...

More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A48297MAS73

COMPLETE FILE AND PHOTO ON REQUEST

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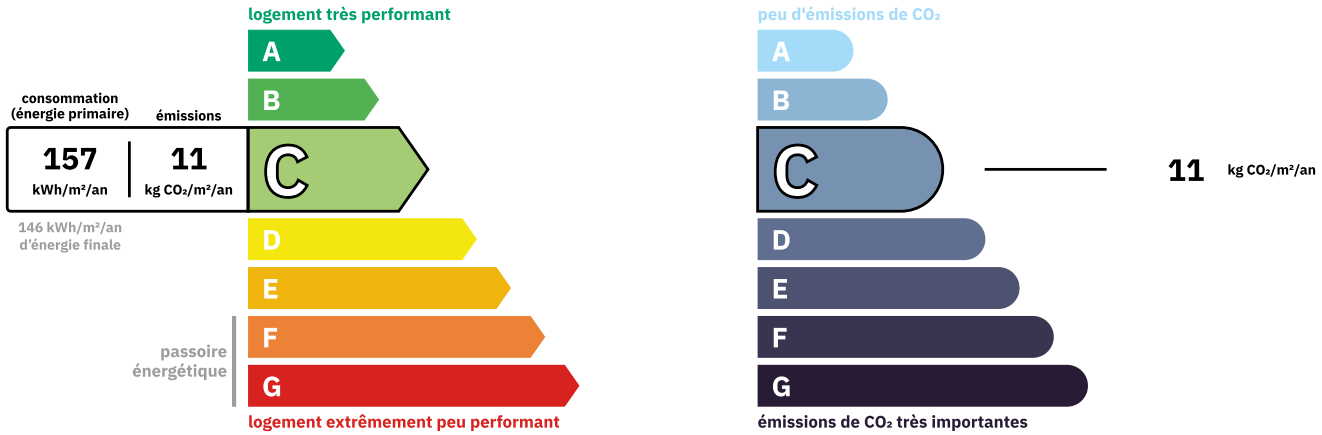
Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

# ENERGIE-DPE




Property Moderatly efficient
Estimated annual energy costs
between 2820 € and 3880€ for 2023

# 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.

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# CONTACT

**Réf :A48297MAS73**

FILE COMPLETE AND PHOTOS ON REQUEST


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