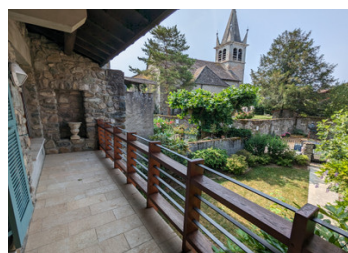


Stunning village house for sale in Nernier - 20 metres from lake Geneva

EXCLUSIVE



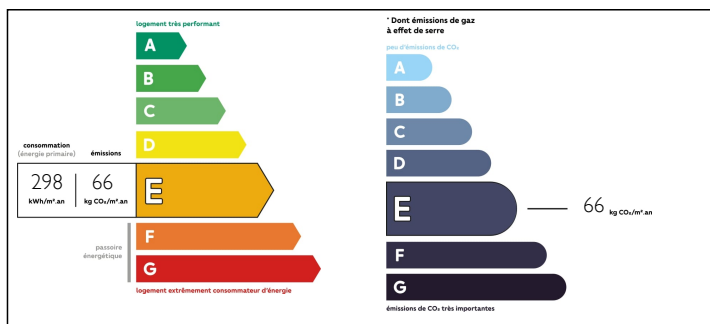
## INFORMATION

Town:	Nernier
Department:	Haute-Savoie
Bed:	4
Bath:	4
Floor:	158.66 m2
Plot Size:	225 m2

## IN BRIEF

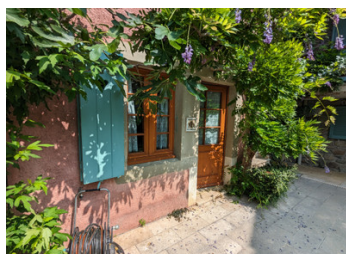
Totally renovated by the current owners, this stone clad village house has been part of the history of the village for centuries. Rare to the market, the house has 3 bedrooms, a large bright lounge area with fireplace, a country kitchen with range cooker, a large 1st floor terrace, enclosed mature garden, garage and parking. What once was a Fishermans house, within the property a second building has a summer kitchen with a functioning bread oven on the ground floor, and on the 1st floor there is a double-height guest room with shower room and mezzanine bed area.

## ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



## LOCAL TAXES

**Taxe foncière:** 1000 EUR

**Taxe habitation:** 1000 EUR

## NOTES

## DESCRIPTION

The house has underfloor heating throughout, with heated towel rails in the bathrooms.

The current heating system is oil, but this could be simply changed to a more ecological system without much hassle.

Nemier is a fantastic village to live, with a cosmopolitan vibe and a medieval history it is rural yet close to all amenities with schooling, shopping and local services only 2 KM away.

Nemier is on the bus line to Geneva, and along with its summer ferries to Nyon in Switzerland means it is suitable for frontaliere workers.

Nemier is a quiet village but has a huge heart, with lots of annual activities, art exhibitions and cultural events. There is a large port where you could keep your boat, and a nice array of restaurants and bars.

The neighbouring village of Yvoire is a 15-minute walk via a footpath, perfect for visiting family and friends.

Ground floor – main house :

Large entrance area with access to the garden and driveway.

Technical room with wine cellar

Shower room

Bedroom with window onto the garden

First floor – main house :

Large double aspect room with open chimney and access to a balcony and a large terrace