

Large family house, perfect for cross-border workers, with 5 bedrooms, large private pool area with terraces.



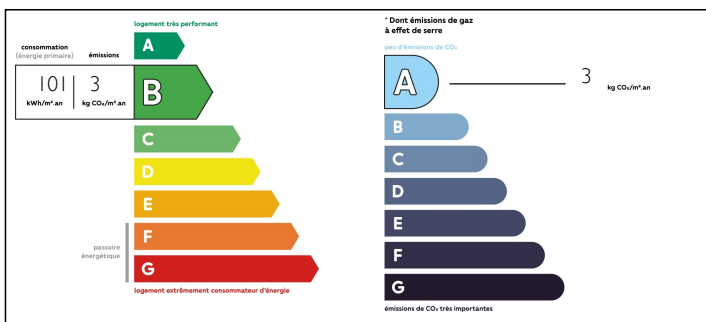
INFORMATION

Town:	Saint-Cergues
Department:	Haute-Savoie
Bed:	5
Bath:	2
Floor:	220 m2
Plot Size:	1400 m2

IN BRIEF

The garden surrounds the house with several large terraces so you can follow the sun all day. At the back of the house there is a large, terraced garden with a large, heated pool, pool house, stone bbq and lots of seating areas – perfect for social events. Within the house, on the ground floor there is a large family kitchen, large lounge dining area, snug area with fireplace, office area, wine cellar and a beautiful staircase leading to the first floor. On the first floor there are 3 bedrooms and a family bathroom. On the basement level, via an internal staircase, there is an independent apartment with 2 bedrooms and kitchen, leading to a large terrace. The property has both solar panels and a heat pump system meaning the running costs are super low, the house has a great eco rating too.

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.



DESCRIPTION

The house is located only 1KM from the gare de Machilly from which you can get the Léman Express train to Geneva, perfect for cross-border workers, and also for access to Geneva international airport.

The village of St. Cergues has many local services and businesses, for a larger shop there is a supermarket only 3KM away, and then the town of Ville-la-grande is 8KM from the property, where there is a huge array of out-of-town stores.

Access to Lac Léman (lake Geneva) is only a 15 drive and for skiing the nearest areas are Habère-Poche and Hirmantaz which are both 25 mins drive, and larger resorts like Chamonix and Samoëns are an hour drive from your front door.

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

NOTES