

Beautiful 4 bedroom villa situated in the lakeside village of Nernier with studio apartment and large garden.

## EXCLUSIVE

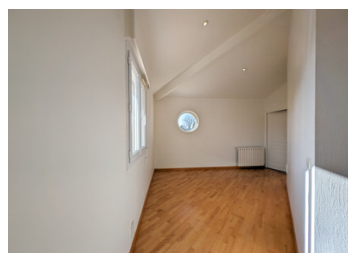


## INFORMATION

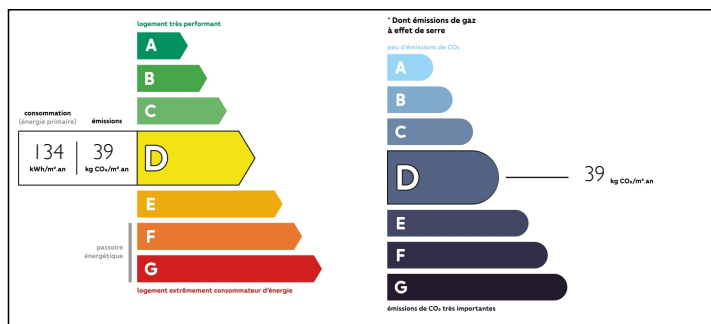
Town:	Nernier
Department:	Haute-Savoie
Bed:	4
Bath:	3
Floor:	237 m2
Plot Size:	2209 m2

## IN BRIEF

This beautiful villa situated on the banks of Lake Geneva and in the medieval village of Nernier is ideally located. It boasts a large and very spacious lounge / dining room area with fireplace, a open plan fitted kitchen, summer kitchen perfect for bbq's with friends and provides views of the lake. A separate studio apartment with shower room and independent entrance. Two office rooms that could be used as bedrooms. Upstairs there are 3 bedrooms, including a parental suite. The complete basement provides a laundry room, wine cellar, storage space and large double garage. The garden of 2200m2 is superbly orientated and the large car parking area is perfect for receiving friends, family and guests. There is also access to a private beach reserved to the residents of the private residence. It's not to miss if you enjoy lakeside life.



## ENERGY - DPE



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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 VILLAGE

The medieval village of Nemier, on the French shores of Lac Léman (Lake Geneva), is also known as "La Perle du Léman". And when you consider its natural beauty, charming architecture, and fabulous quality of life, you can see why the name tag is justified. Summers in Nemier are gorgeous. The beach, decked jetty for sunbathing and swimming, bars, restaurants and art galleries, all combine to create a real holiday atmosphere every day of the week, but without the crowds.

Winter walks along the lake with the snow-capped mountains of the Jura in view, make you feel just as lucky to live in Nemier. The community is a real melting pot of nationalities, where French locals, whose families have been in the village for generations, extend a warm welcome to expats from all corners of the globe.

Residents commute on a daily basis to Geneva by road, and by ferry to Nyon, Switzerland, directly opposite on the other side of the lake. Ferry services run from the neighbouring village of Yvoire all year round, with some ferries also stopping in Nemier itself in spring and summer.

### TRANSPORT

- 25km by road to central Geneva (Pont du Mont Blanc).
- 30km by road to Geneva International Airport.
- 2.5km from neighbouring village of Yvoire (cycle path recently created).
- 20-minute ferry journey to Nyon, Switzerland. From Nyon there are direct trains to Geneva International Airport, which takes just under 30 minutes.
- Easy access by road to the 12 resorts that make...

## LOCAL TAXES

Taxe foncière: **2930 EUR**

## NOTES