Nernier, 3 bedroom detached house, garden of more than 2000m²

INFORMATION

Town: NERNIER
Department: Haute Savoie
Bed: 3
Bath: 1
Floor: 110 m²
Plot Size: 2127 m²

IN BRIEF

Nernier, rare opportunity in this sought-after area. 3-bedroom detached house. Large garden of more than 2000m². Views of Lac Leman & the Jura mountains. Walking distance to Nernier's medieval village centre, port & beach. Garage, workshop & car shelter Commutable to Geneva & Nyon.

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

This property for sale in Nernier is located in a peaceful setting, around 1km (approx. 15 minutes' walk / 5 minutes' bike ride) from the medieval heart of this picture postcard lakeside village, with its port, beach, bars and restaurants. This house also enjoys beautiful views over the neighbouring fields, Lake Geneva and the Jura mountains. Solar panels were installed in 2014 generating around 1500 Euros annually, which largely offsets the yearly household electricity bill.

- 3 double bedrooms.
- Lovely views of Lac Léman & the Jura mountains from the garden and upstairs.
- Generously-sized garden of more than 2000m2.
- Large terrace to the front of the house ideal for outside dining.
- Garage, workshop and car shelter.
- Solar panels.
- Tranquil lotissement walking distance to both Nernier & Messery.
- Commutable to Geneva & Nyon.
- Excellent skiing accessible in around 1 hour in winter.

Layout

Ground floor:
- Entrance hall with built-in wardrobe for storage.
- Toilet.
- Laundry room.
- Equipped kitchen which opens out into the living / dining area.
- Open-plan living and dining room with 3 sets of double glass doors leading out onto the terrace and into the garden.

First floor:
- 3 double bedrooms (1 currently being used as an office). Front bedrooms have views of Lac Léman and the Jura mountains.
- Shower room with toilet.
- Garage and workshop.