

One of last remaining houses for sale : very pleasant brand new house of 86,34 m2, set on a plot of land of 305m2 in St Jorioz,...



INFORMATION

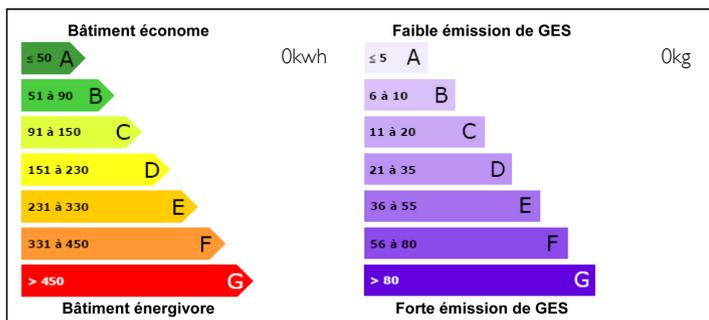
Town:	ANNECY
Department:	Haute Savoie
Bed:	3
Bath:	2
Floor:	86 m2
Plot Size:	305 m2



IN BRIEF

It is located 3 km from the lake and its beautiful sandy beach equipped with diving board and leisure facilities, 2.5 km from a cycle track which runs almost the whole perimeter of Lake Annecy. The centre of the village of St Jorioz is a mere 1.5 km away with a variety of shops and amenities: supermarket, schools (nursery, primary and secondary), bakeries, chemists, restaurants and bars, caterer, cinema, fitness room, medical and dental practices, physiotherapist, etc. A village market is held every Thursday morning next to the town hall. The golf course of Giez is 11 km away and the Semnoz ski resort is 5 km away. The picturesque city of Annecy is 9 km from St Jorioz, with highway access to Geneva airport only 39 km away.

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

This charming house comprises two floors :

The ground floor has a private garage (about 17.03 m²) with a laundry room (about 5.40 m²) which comprises a toilet (about 1.68 m²), as well as a large living room with open plan kitchen (about 29.83 m²) opening onto the terrace and the garden, which can be accessed directly via a large double sliding bay window.

The first floor has a hallway (about 3.16m²), and offers a bathroom (about 6.37m²), as well as a second separate WC (about 1.24m²) and a parental suite (about 12.16 m²) with en-suite shower room (about 3.62m²). On the first floor there are also two additional bedrooms of approximately 11.45m² each.

NOTES