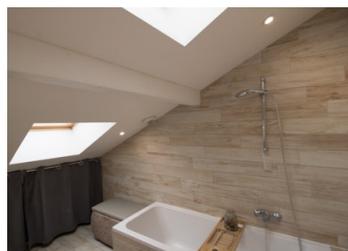


Immaculate 2 bedroom duplex apartment in heart of Messery. Garage & parking space. 60 m2 "habitable" + 20 m2.



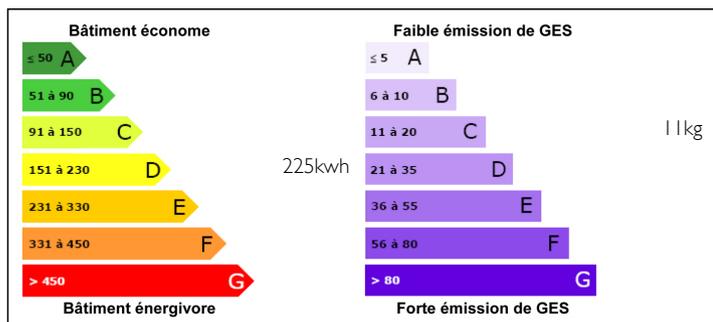
## INFORMATION

Town:	Messery
Department:	Haute-Savoie
Bed:	3
Bath:	1
Floor:	60 m2
Plot Size:	0 m2

## IN BRIEF

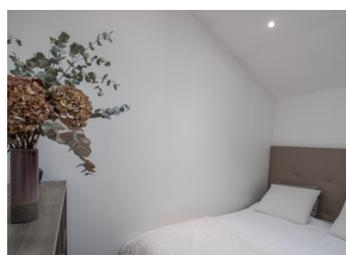
In a building fully renovated just 4 years ago, this beautifully presented 2 bedroom apartment is ready to move into. It's a duplex on the 2nd and last floor of a small co-propriété of just 4 units. The open-plan kitchen/dining/living area is really charming, with views over the older, characterful village houses in the village centre. The top floor, which is in the attic, has 2 bedrooms and an office/dressing room. An added bonus is the individual garage, plus additional parking space in front. The nearest bakery is just 50m from the front door. The maternelle and primaire schools are less than 200m on foot. Messery plage, the nearest beach, is just 750m away (around 10 minutes' walk). A fantastic location in a welcoming, multicultural village, within easy reach of Geneva and Nyon! If you're looking for an investment opportunity, the rental potential of this apartment has been professionally estimated...

## 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

### LAYOUT

- 2nd floor:  
Open-plan kitchen/dining/living area = 31.70 m2 "habitable"  
WC = 2.61 m2 "habitable"
- Top floor:  
Bedroom 1 = 9.28 m2 "habitable"  
Bedroom 2 = 8.81 m2 "habitable"  
Office = 3.42 m2 "habitable" plus 7.65 m2 "usable" (under 1.8m height)  
Bathroom (bath with over-bath shower) = 3.12 m2 "habitable" plus 6.53 m2 "usable" (under 1.8m height)  
Landing = 1.92 m2 "habitable"
- Garage = 14.25 m2
- Exterior parking space in front of garage

## LOCAL TAXES

**Taxe foncière: 607 EUR**

**Taxe habitation: 503 EUR**

### THE VILLAGE

Messery is a very popular and multi-cultural village. The maternelle and primaire schools are very well-regarded, and there will soon be a small crèche for little ones from 10 weeks to 4 years. There is a small, but very well-stocked, supermarket, two bakeries, a butcher, two hairdressers, a beautician, a pharmacy and a library. In summer, Messery beach on Lake Geneva has its own snackbar and kayak/stand-up-paddle rentals. There is also an active tennis club with new open-air courts which are also covered from the rain.

### THE LOCATION

- You can reach the Swiss border at Hermance in 13 minutes by car approx. (8km), and Geneva in 35 minutes approx. (24km). So it's commutable on a daily basis.
- The Swiss town of Nyon is a 20-minute ferry ride from neighbouring Yvoire.
- Indeed, the beautiful lake-front medieval villages of Yvoire and Nermier are just 5 minutes approx. away by car (3km and 3.5km), offering lots of choice for restaurants and bars.
- The world-famous spa town of Evian-les-Bains is also only 31km away by road (approx. 38 minutes).

## NOTES