LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A10563 Price: 680 000 EUR

agency fees to be paid by the seller

Charming villa with lake view, swimming pool and an enclosed 1500 m2 garden















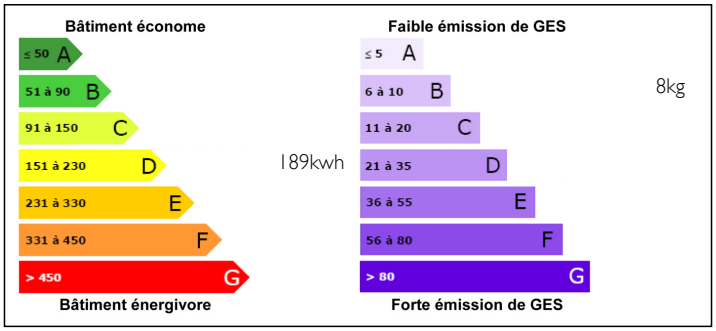
INFORMATION

Town:	Messery
Department:	Haute-Savoie
Bed:	3
Bath:	2
Floor:	150 m2
Plot Size:	1500 m2

IN BRIEF

Charming, entirely renovated villa of 150 m2, composed of : - 2 large bedrooms (one with a lake view of 16 m2, the other with a mountain view of 14 m2 with dressing room). - 1 small bedroom of 9 m2 - 1 living room of 40 m2 with lake view. - 1 equipped kitchen of 20 m2 - 2 bathrooms with shower/bathtub The basement (80 m2) has been converted into a workshop/kitchenette, toilet and bedroom.

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.

UK: 08700 11 51 51 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr

LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A10563 Price: 680 000 EUR

agency fees to be paid by the seller







LOCAL TAXES

Taxe foncière: **1332 EUR**

NOTES

DESCRIPTION

The house is equipped with a Finnish stove (soapstone) and heat pumps / air conditioning, and automated security blinds.
A mature garden with fruit trees (no direct neighbours but not isolated), a large terrace and a swimming pool (4 X 6M) and 2 parking spaces.
The entire garden is enclosed and has a large fenced area at the bottom of about 50 m2 which could be used for dogs or poultry.
The combination of nature and the lake makes this house feel like a vacation...all the time.
It is located at the exit of Messery (France 74), in the hamlet of Essert.
The Swiss border at Veigy and Hermance is minutes by car.

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

UK: 08700 11 51 51 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr