

## Beautiful village town house



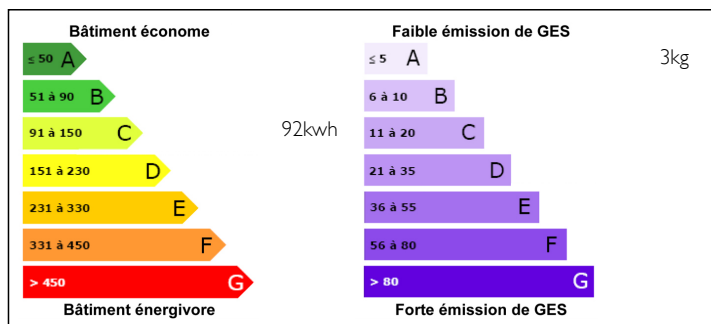
## INFORMATION

Town:	Messery
Department:	Haute-Savoie
Bed:	3
Bath:	1
Floor:	113 m2
Plot Size:	179 m2

## IN BRIEF

This immaculate property situated in the heart of the village of Messery is ideally located. Close to all local commerces including nursery and primary schools. The ground floor welcomes you with a recent fully fitted and equipped kitchen, a wc, garage and wine cellar. The first floor opens up to a beautifully light and airy lounge, 2 bedrooms, a bathroom, wc, utility room and a parental suite with dressing and shower room. The quiet mature garden and terrace of 179m2 is a haven of peace to spend sunny days and family barbecues. A second garage and 3 private car parking spaces complete this exceptional property. The underfloor heating is supplied by a heating pump and is extremely economical.

## 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.



## LOCAL TAXES

**Taxe foncière: 861 EUR**

## NOTES

## DESCRIPTION

In a small co-ownership building of only 4 lots completely renovated only 5 years ago, this beautiful town house is ready to move into.

The nearest bakery is just 50m from the front door. The nursery and primary 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!

## THE VILLAGE

Messery is a very popular and multi-cultural village. The nursery and primary schools are very well-regarded, as well as 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). The new bus route will take you straight to Rive in Geneva and the bus stop is just in front of the Mairie. 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...