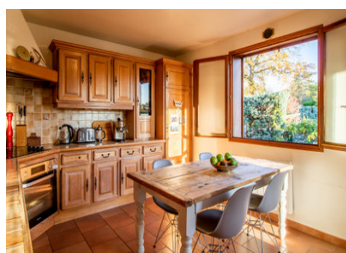
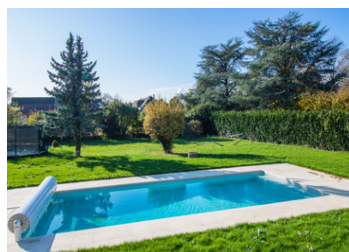


UNDER OFFER - Ideally situated lovely 4 bedroom house with garden and swimming pool for sale in Nernier



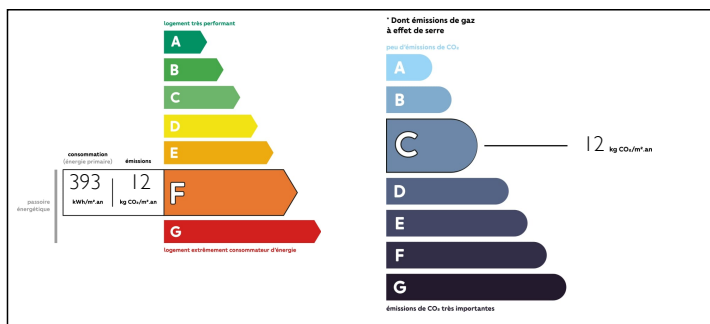
INFORMATION

Town:	Nernier
Department:	Haute-Savoie
Bed:	4
Bath:	2
Floor:	150 m2
Plot Size:	1655 m2

IN BRIEF

Great location for this family house in Nernier. Large in volume and huge in potential, this house has plans available for a total renovation subject to planning permission. On the ground floor there is a large lounge with kitchen and terrace to the garden. There is also a bedroom on the ground floor which could be used as a home office, a shower room and guest WC. On the 1st floor there are 3 bedrooms and a family bathroom. The house has a full basement, which at present is divided into a garage, a workshop, a laundry room and a further room. The basement could be fully transformed to provide further accommodation. The large garden of 1655M2 has a heated pool, outside shower and a terrace. The property is completely enclosed with parking for 5 cars and an electric gate.

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

THE VILLAGE

The medieval village of Nernier, on the French shores of Lac Léman (Lake Geneva), is also known as "La Perle du Léman". And when you consider its natural beauty, charming architecture, and fabulous quality of life, you can see why the name tag is justified. Summers in Nernier are sublime. The beach, decked jetty for sunbathing and swimming, bars, restaurants and art galleries, all combine to create a real holiday atmosphere every day of the week, but without the crowds.

Winter walks along the lake with the snow-capped mountains of the Jura in view, make you feel just as lucky to live in Nernier. The community is a real melting pot of nationalities, where French locals, whose families have been in the village for generations, extend a warm welcome to expats from all corners of the globe.

Residents commute on a daily basis to Geneva by road, and by ferry to Nyon, Switzerland, directly opposite on the other side of the lake. Ferry services run from the neighbouring village of Yvoire all year round, with some ferries also stopping in Nernier itself in spring and summer.

TRANSPORT

- 25km by road to central Geneva (Pont du Mont Blanc).
- 30km by road to Geneva International Airport.
- 2.5km from neighbouring village of Yvoire (cycle path recently created).
- 20-minute ferry journey to Nyon, Switzerland. From Nyon there are direct trains to Geneva International Airport, which takes just under 30 minutes.
- Easy access by road to the 12 resorts that make...

LOCAL TAXES

Taxe foncière: 1000 EUR

Taxe habitation: 1000 EUR

NOTES