

Impressive, large architect-designed house with fabulous mountain views split into 2 large apartments.

## EXCLUSIVE



## INFORMATION

Town:	Magland
Department:	Haute-Savoie
Bed:	6
Bath:	4
Floor:	300 m2
Plot Size:	1330 m2

## IN BRIEF

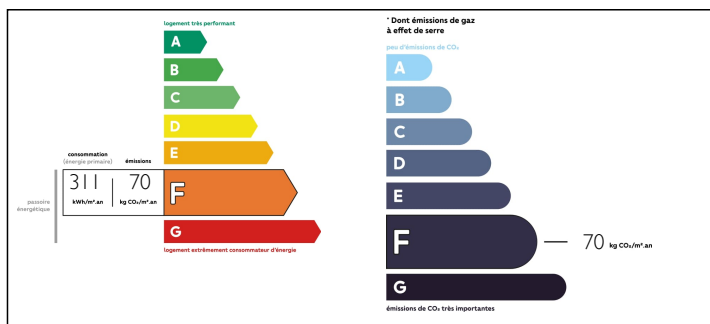
Located near the centre of Magland, just 50 km from Geneva, this spacious property is split into two large, high-quality individual apartments. It's an ideal opportunity for those seeking both a personal residence and an income-generating investment. Geneva, Bonneville, Sallanches and Cluses are all easily accessible either by car or train, with the station located just a few minutes walk away. The property also benefits from being close to several big name ski resorts including Saint Gervais, Megève, Les Carroz, Flaine and Chamonix, making it an ideal base to explore everything that the Haute Savoie has to offer.

**Summary**

- Ground floor Large entrance hall 3 bedroom apartment: living room, kitchen, shower room, 3 double bedrooms – one with bathroom/wc – wc. Boiler/utility room Double garage/workshop
- 1st floor apartment Entrance hall, large living/dining room, kitchen,, shower/utility room, bathroom/wc, 3 double bedrooms, wrap around terrace, wc
- 2nd floor Large attic space.



## ENERGY - DPE



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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.



## NOTES

## DESCRIPTION

This spacious architect-designed house offers an impressive 300 sq m of living space set on grounds of 1330 sq m of land and is split into two separate apartments, both with three large double bedrooms.

\*Don't miss the 360° images, coming soon. In the meantime, contact us to see more photographs\*

Distance to ski resorts

Les Carroz: 12 km

Megève: 21 km

Saint Gervais: 21 km

Flaine: 27 km

Chamonix: 30 km

The apartment on the ground floor has 120 sq m of floor space and the apartment on the first floor is even larger with 170 sq m of floor space. This apartment has a wrap around terrace and balcony area, accessed from the kitchen, living room and the master bedroom. These outdoor areas offer breathtaking views over the valley towards the surrounding peaks, making for an ideal setting to enjoy the scenery and relaxing in the open air.

Upon entering the property, you are greeted by a large entrance hallway with access to the first apartment. The apartment on the first floor is accessed via a decorative staircase.

On the attic level, there's the possibility of converting 200 sq m into further habitable space or a 3rd apartment. It has its own electricity meter and water supply.

The grounds of this fabulous property are extensive and private with a large parking area. There's also a double garage and workshop.

The central heating system is via a high-spec oil-fired boiler.

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Information about risks to which this property is