

Beautiful modern property situated on the Swiss border town of Veigy-Foncenex

## EXCLUSIVE



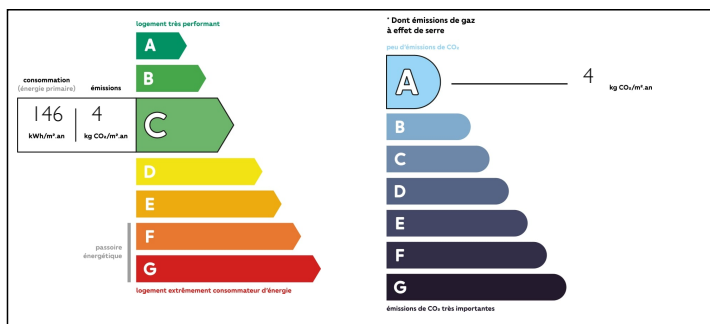
## INFORMATION

Town:	<b>Veigy-Foncenex</b>
Department:	<b>Haute-Savoie</b>
Bed:	<b>3</b>
Bath:	<b>3</b>
Floor:	<b>181 m2</b>
Plot Size:	<b>408 m2</b>

## IN BRIEF

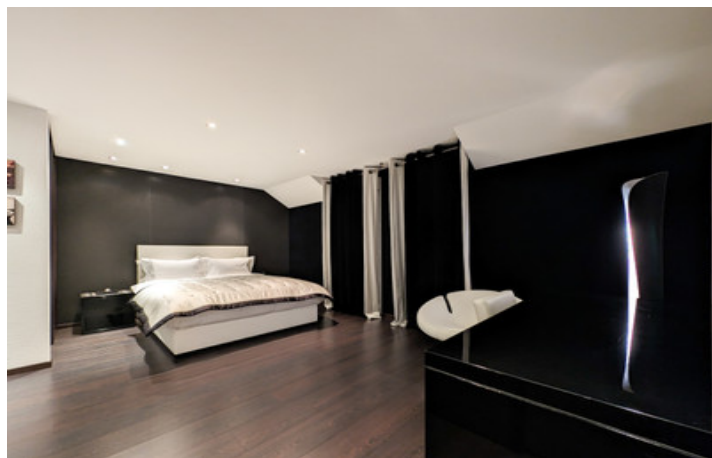
This beautiful house is located in a private gated residence in the heart of Veigy-Foncenex. On the ground floor there is a large lounge/ dining room with fireplace and adjacent bar area, ideal for entertaining, a stunning fully fitted and equipped kitchen, a home cinema room and a guest toilet. On the first floor there are 3 large bedrooms of which 2 have en suite bathrooms and a third independant bathroom. A large garage that is fitted with patio doors provides a large storage space. and could be easily transformed into extra living accommodation. The property is equipped with an arothermal heating system allowing air conditionning in the summer. The garden provides a beautiful area for summer days and evening that is not overlooked. The property is sold furnished with quality designer furniture.

## 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

This property is just 1.2km from Veigy's shops. That's around a 16-minute walk, or a short 4-minute drive in the car.

The public nursery and primary schools are just 1.3km away (around 3 minutes drive). There is also a bilingual Montessori school for children aged 3-12 years 600m away

Veigy-Foncenex has a lot to offer families. As well as the schools, there is also a holiday club catering for 3 to 14-year-olds during school vacations. In addition to this, there is an "Espace Ados" for young people aged 10-14 years. A crèche and what's called a "micro crèche" welcoming little ones from 4 months to 4 years.

Veigy-Foncenex also boasts excellent sports facilities: a football complex; tennis courts; and the private, newly-refurbished David Lloyd health club, which is just 2.5km (5 minutes by car or 7 minutes by bike) from the house.

Being perfectly placed for cross-border ("frontalier") workers, Veigy is also extremely international. 60 nationalities are represented amongst the population of around 3500 residents.

The closest skiing is just half an hour away (26km/33 minutes' drive) at Habère-Poche..

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

## LOCAL TAXES

**Taxe foncière: 2018 EUR**

## NOTES