LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A44777LUB74 Price: 490 000 EUR

agency fees to be paid by the seller

Beautiful chalet style renovation of a spacious riverside apartment with a separate summerhouse and garden







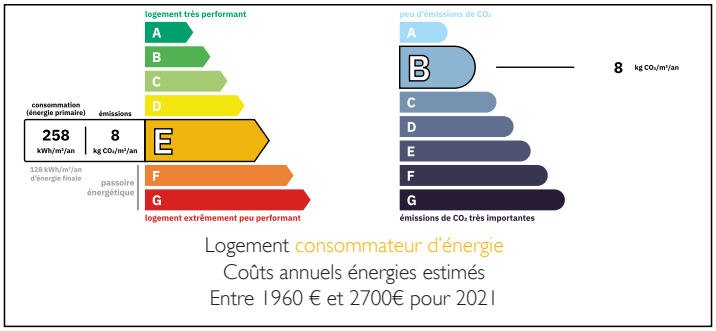








ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 1960 € et 2700€ pour 2021

INFORMATION

Town:	Doussard
Department:	Haute-Savoie
Bed:	2
Bath:	2
Floor:	127 m2
Outside Space:	111 m2

IN BRIEF

Set on the banks of the river in the sought-after hamlet of Verthier, Doussard, this beautiful chalet-style apartment renovation occupies the ground floor of a traditional Savoyard farmhouse and is arranged over three levels.

Enjoy mesmerising views of the historic Verthier bridge, the majestic Dents de Lanfon and surrounding mountains from the sunny terrace or the separate garden and summerhouse. Ideally located just 5 minutes from Lake Annecy and the centre of Doussard, 30 minutes from Annecy town centre, 40 minutes from the ski resorts of La Clusaz and Le Grand Bornand, and 1 hour from Geneva Airport.

The property features a spacious open-plan kitchen and dining area, large living room, master suite with luxury shower room, utility room and garage. Authentic timbers and stonework blend with clever

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.

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LOCAL TAXES

Taxe foncière:	**646 EUR**

NOTES

DESCRIPTION

This beautiful chalet-style apartment renovation offers a rare opportunity to enjoy alpine living just minutes from the shores of Lake Annecy. Located in the sought-after riverside hamlet of Verthier, Doussard, the property combines traditional Savoyard charm with modern comfort in an exceptional mountain setting. Outdoor enthusiasts will appreciate the easy access to skiing, cycling, hiking, paragliding and a wide range of year-round activities. The centre of Doussard is only 5 minutes away, while Annecy can be reached in 30 minutes. The Aravis ski resorts are within easy reach and Courchevel and the Three Valleys are approximately one hour away. Regular bus services connect Doussard with Annecy and Albertville, and a school bus stop is located less than 100 metres from the property.

The property enjoys a peaceful riverside setting with surrounding mountain views. A sunny terrace directly in front of the apartment provides the perfect spot for relaxing in the sun, while a separate garden/terrace with summerhouse (12m², electricity already connected), offers additional entertaining space, a potential home office or guest accommodation.

The apartment benefits from underfloor heating on the ground floor, electric radiators on the upper levels, a wood pellet stove in the living room and an open fireplace on the second-floor landing.

Ground floor

The ground floor opens into a practical entrance cloakroom before leading into a spacious open-plan kitchen and dining room (24m²), thoughtfully renovated with exposed wood and stone alongside modern appliances. Double-aspect windows create a bright and welcoming atmosphere ideal for family life...

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