LEGGETT
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Ref: A45196LUB74 Price: 329 000 EUR

agency fees to be paid by the seller

Traditional 3-bedroom village house with mountain views, private parking and large garage

EXCLUSIVE







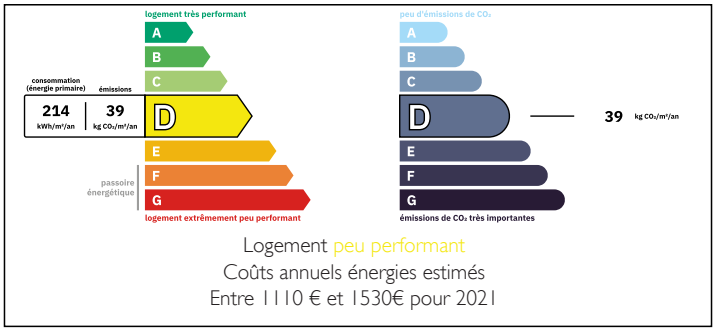








ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 1110 € et 1530€ pour 2021

INFORMATION

Town:	Saint-Ferréol
Department:	Haute-Savoie
Bed:	3
Bath:	1
Floor:	70 m2
Plot Size:	100 m2

IN BRIEF

Situated in the highly sought-after village of St Ferréol, just 10 minutes from Lake Annecy and 5 minutes from Faverges-Seythenex, this charming 3-bedroom village house combines traditional Savoyard character with modern comfort. Renovated in 2022, the property enjoys beautiful mountain views from a sunny balcony and offers a peaceful setting with excellent access to outdoor activities all year-round.

The accommodation includes a bright open-plan kitchen, living and dining area, three bedrooms, a large utility room and a spacious 30 m² garage providing ample storage for vehicles and sports equipment. To the front of the property, there is private parking for two cars and space to create a small garden or terrace. Ideally located within easy reach of Annecy, renowned ski resorts including La Clusaz and Le Grand-Bornand, and just over an hour from Geneva International Airport.

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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NOTES

DESCRIPTION

Located in the heart of the village of St Ferréol, this character property presents a rare opportunity to acquire a traditional Savoyard building that has been thoughtfully renovated to provide modern comfort while retaining its authentic charm.

Surrounded by stunning mountain scenery and positioned at the foot of the Col du Marais, the house enjoys excellent access to the ski resorts of La Clusaz and Le Grand-Bornand, making it an ideal base for year-round outdoor activities including skiing, hiking, cycling and watersports on nearby Lake Annecy. For keen skiers, Courchevel and the world-famous Three Valleys are also accessible in just over an hour's drive.

The village primary school of St Ferréol is just a five-minute walk away, while the vibrant town of Faverges-Seythenex, with its supermarkets, shops, restaurants, and essential services, can be reached in less than five minutes by car. Annecy is approximately 40 minutes away, while Geneva International Airport can be reached in just over an hour. Regular bus services also provide good connections to Annecy and Albertville.

To the front of the property, there is private parking for two vehicles together with space that could be landscaped as a small garden or sunny terrace, creating an attractive outdoor area from which to enjoy the surrounding alpine views.

Entry to the property is on the ground floor where a staircase rises to the main living accommodation. On the first floor, a bright open-plan kitchen, living and dining room (22 m²) forms the heart of the home....