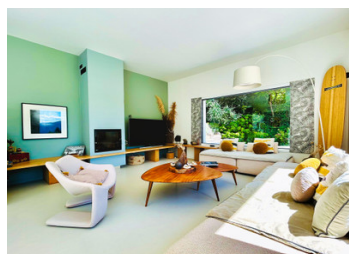


Light-filled contemporary 4-bed home with mountain and lake views in peaceful setting near Annecy and Geneva



INFORMATION

Town:	Bluffy
Department:	Haute-Savoie
Bed:	4
Bath:	2
Floor:	130 m ²
Plot Size:	1000 m ²



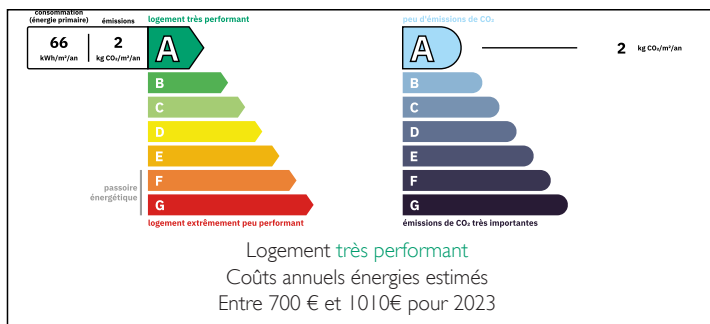
IN BRIEF

Discover this contemporary 4-bedroom home offering 156 m² of total floor space (130 m² habitable), complemented by an attached garage and mezzanine storage area totalling 28 m², together with more than 67 m² of sun-filled terraces and 1,000 m² of landscaped gardens.

Built in 2017, the property combines modern construction, excellent energy performance, generous natural light, spacious bedrooms and peaceful mountain and lake views.

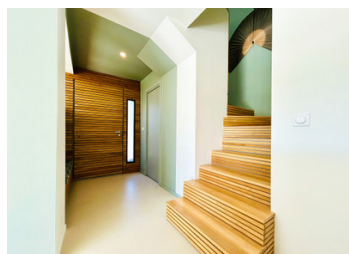
Located in the highly sought-after village of Bluffy above Menthon-Saint-Bernard, the property enjoys immediate access to Lake Annecy, hiking, cycling and mountain activities, while Annecy, Geneva and several renowned ski resorts remain conveniently accessible.

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.



LOCAL TAXES

Taxe foncière: 945 EUR

NOTES

DESCRIPTION

Built in 2017 and enjoying a peaceful setting within landscaped grounds with two terrace areas, this contemporary home offers an exceptional combination of light, comfort and lifestyle. The property benefits from open views across the surrounding countryside towards the mountains and Lake Annecy, while extensive glazing and generous ceiling heights maximise natural light throughout the day.

The ground floor centres around a spectacular open-plan living space of approximately 47 m². Large picture windows create a seamless connection with the gardens and terraces, while the kitchen forms an integral part of this sociable living area, ideal for both everyday life and entertaining. This level also includes a bedroom, shower room with WC, utility room and an attached garage with mezzanine storage totalling 28 m², providing valuable additional space for sports equipment, bicycles, workshop use or future adaptation depending on requirements.

Upstairs, the property offers three further bedrooms together with a family bathroom and separate WC. The principal bedrooms enjoy elevated views across the valley towards Lake Annecy and Château de Menthon, while the overall layout has been designed to maximise both comfort and natural light throughout the day.

Outside, the landscaped gardens are arranged across several levels, creating a variety of spaces for relaxing, dining and enjoying the surroundings. More than 67 m² of terraces allow you to follow the sun throughout the day, from morning coffee to evening meals outdoors. The garden is private and offers further potential for a swimming pool, subject to the necessary permissions.

Bluffy...