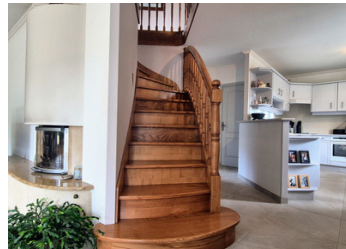


Beautiful home located on a peaceful private road, in a highly sought after location with breathtaking views



INFORMATION

Town:	Doussard
Department:	Haute-Savoie
Bed:	4
Bath:	2
Floor:	123 m2
Plot Size:	944 m2



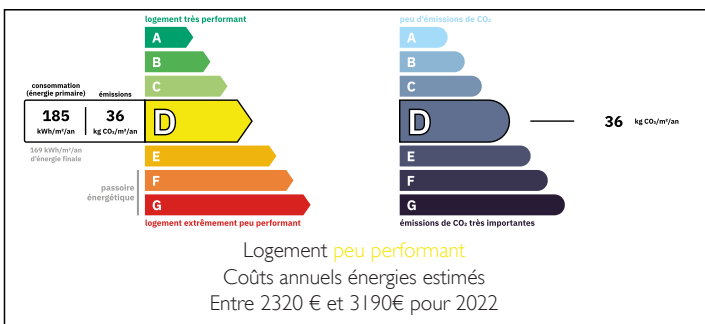
IN BRIEF

Lovely 4 bedroom property in an exceptional location, tucked away on a private road and enjoying stunning mountain and countryside views. Peacefully situated, yet just a few minutes' walk from the charming village centre close to all local amenities and access to the shores of crystal clear Lake Annecy.

An ideal family home or the perfect holiday retreat, the property offers three spacious bedrooms on the first floor, along with a fourth bedroom on the ground floor, complete with a separate bathroom and WC—ideal for guests, extended family, or flexible living.

The attractive garden also features a charming chalet, offering excellent potential to be converted into a home office, artist's studio, or additional guest accommodation

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

Discover this exceptionally bright four-bedroom home, offering 132 m² of total floor space (122.53 m² habitable), complete with an attached connecting garage with connecting door to inside, carport and beautifully landscaped gardens boasting breathtaking views of the surrounding mountains and countryside.

Built in 1993, on a peaceful private impasse, this south-west-facing property enjoys abundant natural light throughout the day, creating bright and welcoming living spaces. The home also retains a number of bespoke design features, including a beautifully handcrafted wooden staircase, carved shelving and built-in wardrobes.

The spacious airy living room is the heart of the home, featuring two sets of patio doors opening onto sunny terraces, allowing natural light to flood the room from morning until evening. A cosy fireplace creates the perfect setting for relaxing during the cooler months.

The ground floor also offers a versatile fourth bedroom, accompanied by a generous bathroom and a separate WC, making it ideal for guests, extended family or anyone seeking convenient single-level living.

The well-appointed kitchen benefits from direct internal access to the 25 m² garage, which also features a practical mezzanine level, providing excellent additional storage.

Upstairs, three generously proportioned and light-filled bedrooms all benefit from spacious built-in wardrobes, while the principal bedroom enjoys the luxury of a walk-in dressing room. One of the front-facing bedrooms also opens onto a private balcony.

Also on this floor is a spacious family bathroom, recently updated with a large walk-in shower and a bathtub, together with a separate WC.

NOTES