

Spacious Modern Home surrounded by Mountain Views



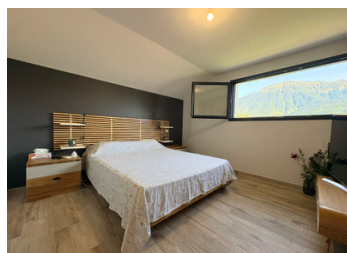
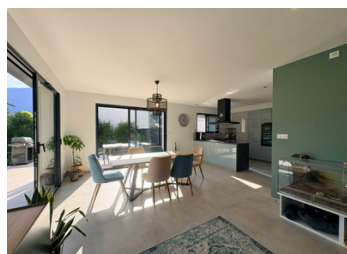
INFORMATION

Town:	Faverges-Seythenex
Department:	Haute-Savoie
Bed:	3
Bath:	2
Floor:	135 m2
Plot Size:	458 m2

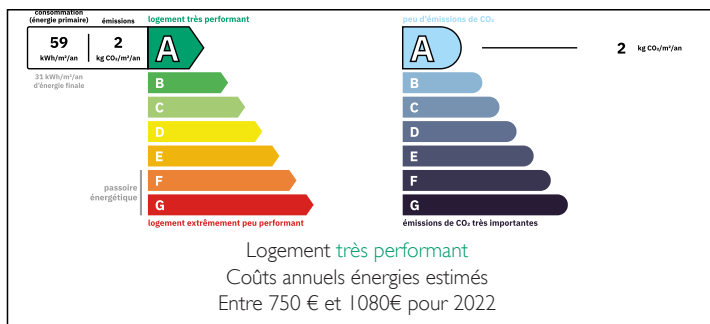
IN BRIEF

In a peaceful hamlet on the edge of Faverges-Seythenex, this modern home offers stunning mountain views from nearly every window. Built just two years ago, this beautifully presented property combines contemporary comfort with countryside living and an impressive A-rating for energy performance. The garden and terrace offer excellent indoor-outdoor living, with glazed sliding doors opening from the spacious living/dining room. The open-plan kitchen, utility room and WC complete the ground floor.

Upstairs are three generous bedrooms, one with en-suite shower room, plus a large family shower room and separate WC. A large loft provides additional storage, while the separate storage room outside is ideal for bikes, skis and equipment. Just 2 km from Faverges, 10 minutes from Lake Annecy and around 40 minutes from Annecy, with easy access to hiking, cycling and renowned ski resorts. A

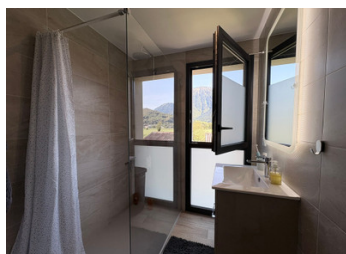


ENERGY - DPE



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.



NOTES

DESCRIPTION

Imagine waking up to breathtaking mountain views from almost every window, while enjoying the peace and tranquillity of village life just minutes from all the amenities you need. This beautifully presented, contemporary home combines modern comfort and energy efficiency with the charm of a countryside setting, yet is just 5 minutes from the shops and services of Faverges-Seythenex.

Situated in the peaceful hamlet of Le Noyeray, on the edge of Faverges, the property enjoys a wonderful balance between rural living and everyday convenience. Built just two years ago, the house benefits from an impressive A-rating for energy performance and has been designed for year-round comfort and efficiency. Aerothermal-powered underfloor heating provides comfortable and efficient heating across both floors, while air conditioning keeps the house cool during the warmer summer months. Modern insulation and high-performance windows further enhance its energy efficiency.

The house occupies a generous 458 m² plot, with a pretty landscaped garden and a large terrace providing plenty of space for outdoor dining, summer barbecues and entertaining family and friends. Two sets of large glazed sliding doors open directly onto the terrace, seamlessly connecting the indoor and outdoor living spaces during the warmer months.

The ground floor opens into a spacious entrance hall with practical storage space for coats and shoes. From here, you enter the impressive living/dining room of over 35 m², a bright and welcoming space flooded with natural light from the large windows and glazed doors. The large 14 m² open-plan kitchen provides...