LEGGETT
IMMOBILIER INTERNATIONAL

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Ref: A48033ROS74 Price: 350 000 EUR

agency fees to be paid by the seller

A rare opportunity in historical hamlet - 2/3 bedroom home just 500m from Lake Annecy, by the Château de Dhére















INFORMATION

Town:	Duingt
Department:	Haute-Savoie
Bed:	2
Bath:	1
Floor:	80 m2
Plot Size:	0 m2

IN BRIEF

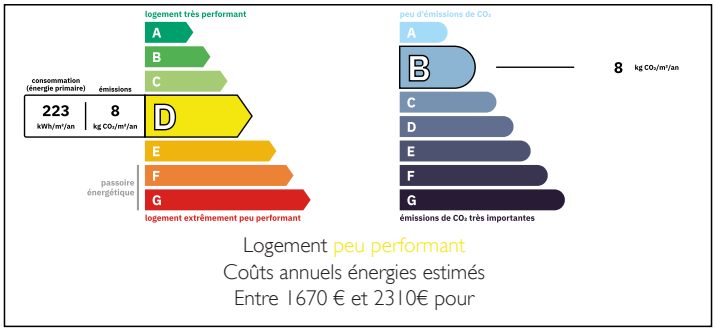
This charming semi detached house is a unique opportunity in a peaceful countryside setting, surrounded by history, yet at the same time in complete harmony with the local lake lifestyle, and walkable to the bakery, shop, restaurants and the beach.

The overall building has been split into 2 separate homes, with this one being to the front and benefits from having lots of natural lighting. It has been recently and tastefully renovated with new flooring, kitchen, bathroom, toilet and wardrobes.

There are 3 floors with 80.54 sqm of living space. The downstairs lower level has a separate entrance which potentially could be converted into a small studio for a seasonal rental. There is one private parking space.

Château Dhéré once belonged to Marquis Francois

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 1670 € et 2310€ pour

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

Full of charm and history, this semi detached house is located close to the Château de Dhéré, in the commune of Duingt, known as "The Pearl of Lake Annecy".

Just 500 m from the lake , the beach and cycle path, the hamlet which is a protected historical area, enjoys a peaceful, elevated position in beautiful surroundings, while remaining close to the shops and services in Duingt.

The entire building including the structure and roof, as well as the interior fittings and finishes, has recently undergone a major high-quality renovation: - windows and doors, thermal insulation, electrics, plumbing, heating, bathrooms, kitchen, etc.

The property occupies approximately 85% of the building and adjoins the house situated behind and below it. As a result, the property forms part of a simplified co-ownership arrangement (copropriété).

Three levels (total area: 80.54 m² Carrez; 94.10 m² floor area):

Entrance at road level (ground floor) with a living room space (18 m²), adjoining fully fitted kitchen/dining room (9.7 m²) with new appliances, utility room, WC and cloakroom/storage area.

Upstairs on the first floor, there is landing/hallway which could be used as an office area, a bedroom (12 m²), with adjoining child's bedroom or a cozy nook, a shower room and built-in cupboards.

From the outside ground level, there are stairs leading down to the lower level, that has a separate entrance door, where you will find two rooms - a bedroom and another space which as the potential to be converted into...