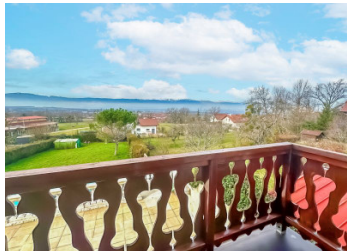


Attractive, well-maintained village house near Geneva, with stunning views of the Jura mountains.



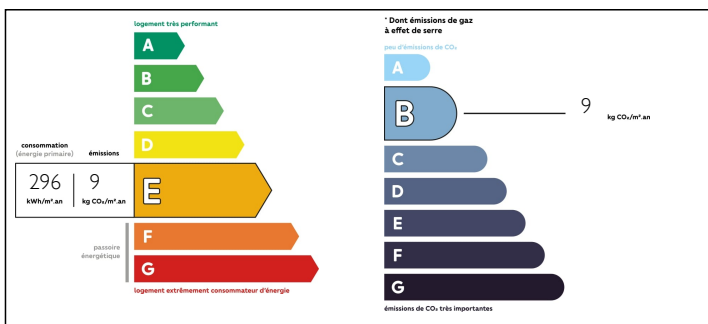
## INFORMATION

Town:	Neydens
Department:	Haute-Savoie
Bed:	4
Bath:	2
Floor:	160 m2
Plot Size:	1202 m2

## IN BRIEF

This spacious, detached and bright house is the ideal home for families and cross-border workers. It is located in Neydens just 5 minutes drive from the Archamps border crossing into Geneva, and 35 mins from beautiful Annecy. This well-maintained property benefits from plenty of natural light from early morning through to sunset. It's south-facing veranda and 70m2 south-west terrace provide clear and elevated views across the Geneva basin to the Jura mountains, and the perfect setting for convivial moments with family and friends. With a large living space and open fire, a separate annex and four bedrooms including a parental suite with bathroom, WC, dressing room and private balcony, this is a versatile property easily tailored to different needs. Built in 1893 and fully renovated by it's current owners it also comes with a double garage, large workshop, storage room, wine cellar and sizable garden shed.

## 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: 1022 EUR**

## NOTES

## DESCRIPTION

Located in a calm and charming hamlet in the commune of Neydens, this well-maintained property situated at the foot of Mont Salève enjoys elevated views across the Geneva basin to the Jura mountains. A sunny south-facing veranda, a large south-west terrace of 70m<sup>2</sup>, as well as first and second floor balconies provide every opportunity to enjoy the panoramic views.

The house comprises of 160m<sup>2</sup> of habitable space and 324m<sup>2</sup> total floor space, and is laid out as follows:

**Cellar:** Spacious double garage with additional storage opens into a large room currently used as a workshop and fitted with cupboards for tool and equipment storage. Adjacent is a multipurpose room that leads to a large wine cellar.

**Ground Floor:** To the left of the entrance hall is the kitchen (15.3m<sup>2</sup>) with additional laundry space – and adjoining large sunny veranda. To the right of the entrance hall is a 35m<sup>2</sup> lounge / dining room with open fireplace. Through double glazed doors lies a 70m<sup>2</sup> south-west terrace with stunning countryside and mountain views. At the end of the entrance hall is the Visitors WC and cellar entrance.

**First floor:** Three bedrooms of 21.8m<sup>2</sup>, 15.7m<sup>2</sup> and 12.8 m<sup>2</sup> with west-facing balcony. Separate shower room.

**Second floor:** Large parental suite comprising of a bedroom (20.7m<sup>2</sup> with additional under-eaves space) and west facing balcony, WC, large bathroom with double sink and shower, and separate dressing room (each room is 9.5m<sup>2</sup> with additional under-eaves space).

The flat plot is 1202m<sup>2</sup>...