

Three-bedroom house with stunning views of Lac du Bourget and the surrounding mountains.



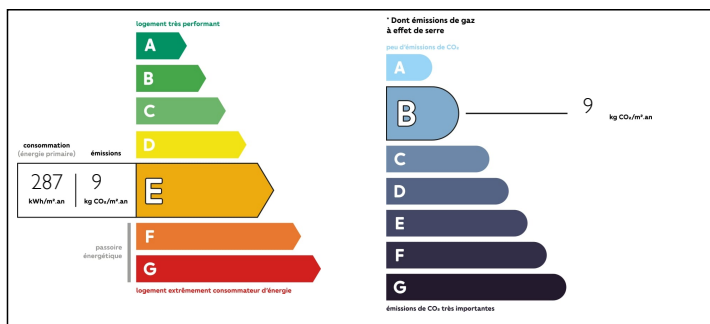
## INFORMATION

Town:	Aix-les-Bains
Department:	Savoie
Bed:	3
Bath:	2
Floor:	88.59 m2
Plot Size:	0 m2

## IN BRIEF

Located in the village of Trévignin, just minutes from the city center of Aix-les-Bains and boasting a magnificent view of Lac du Bourget, this house features : On the ground floor: an entrance, a garage, and a cellar. On the first floor: an open-plan kitchen leading to the living room (with access to the terrace), a bedroom (also with terrace access), and a shower room with toilet. Finally, on the top floor: 2 bedrooms, a mezzanine (office), a bathroom, and a separate toilet. Outside, you can enjoy the view of the lake and the surrounding mountains from a large wooden terrace (110 m²).

## 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

Ideally situated between the city and the mountains, this house offers a pleasant living environment with a panoramic view of Lake Bourget.

The house is located in a small co-owned unit of 4 houses, just a few minutes away from the lively city center of Aix-les-Bains.

The house includes :

- Ground floor :
  - Entrance- 11,4 m<sup>2</sup>
  - Garage - 19.7 m<sup>2</sup>
  - Cellar - 7.6 m<sup>2</sup>
- First floor :
  - living room with open plan kitchen - 29.39 m<sup>2</sup> (fully equipped kitchen with terrace access)
  - Bedroom 1 - 9.27 m<sup>2</sup> (avec accès à la terrasse)
  - Shower room with wc - 5.6 m<sup>2</sup>
  - Hallway - 4.5 m<sup>2</sup>
- Second floor (attic) :
  - Mezzanine - 6.3 m<sup>2</sup> (14.55 m<sup>2</sup> on ground)
  - Bedroom 2 - 8.8 m<sup>2</sup> (13.6 m<sup>2</sup> on ground)
  - Bedroom 3 - 8.3 m<sup>2</sup> (12.7 m<sup>2</sup> on ground)
  - Bathroom - 4.3 m<sup>2</sup> (5.8 m<sup>2</sup> on ground)
  - WC - 0.73 m<sup>2</sup>
- Outside :
  - Wooden terrace - 110 m<sup>2</sup>
  - Private and paved courtyard
  - Garden shed

- Motorway : 10 minutes
- Aix-les-Bains Train Station (TGV) : 10 minutes
- Geneva Airport : 1 h
- Lyon-Saint-Exupéry Airport : 1 h

Information about risks to which this property is exposed is available on the Géorisques website :