



2 LUXURY HOMES FOR SALE IN A QUIET
ENCLAVE, 30 SECONDS WALK TO A SECLUDED
BEACH AND MOORINGS ON LAKE ANNECY

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SALE IN A QUIET
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ON LAKE...



PROPERTY FACT FILE	
REFERENCE	A27573MAS74
PRICE	€ 1,780,000 £ 0* <small>*agency fees to be paid by the seller</small>
BEDROOM	5
BATHROOM	5
ACCOMMODATION	180 m ²
LAND	800 m ²
TOWN	Sevrier
DEPARTMENT	
LOCATION	Town property
TYPE	Maison de Vacances, House
CONDITION	Good condition
FEATURES	Mains Drains, Lake, Private parking
<small>*Price based on current exchange rate which is subject to change</small>	



- 30 seconds walk to the beach
- 5 star luxury
- Probably the last 2 new-builds possible
- Great rental potential
- Exclusive location

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Built by the discerning owner of a 5-star hotel, these 2 properties have been built to the exacting standards of finish you would expect, cosseted away behind electric gates in a very exclusive area of Sevrier. Both houses are highly insulated and have spacious light-filled open plan living areas, equipped with highly adaptable remote-control blinds,

DESCRIPTIF

T4 3-bed house

Ground floor

- Entrance hallway with cloakroom cupboard and centralised controls for the house systems
- Shower room with WC – 2.5m2
- Living room / kitchen – 55m2 with suspended gas log fireplace and access on to the garden terrace.

First floor

- Bedroom 1 – 16m2 with 4m2 en-suite shower room /WC and a south facing balcony
- Bedroom 2 - 10m2 with en-suite shower room and balcony access
- Separate WC with hand basin
- Bedroom 3 – 12m2 with 3.5m2 shower/WC and balcony access

T3 2-bed house

Ground floor

- Entrance area with cloakroom cupboard and centralised controls for the house systems
- WC with hand basin – 2.5m2
- Living room / kitchen – 30m2 with suspended gas log fireplace and access on to the garden terrace.

First floor

- Bedroom 1 – 10m2 with built in wardrobe
- Bedroom 2 - 11m2 with balcony access
- Separate WC with hand basin
- Shower room – 4.5m2 and with balcony access if feeling adventurous

Outside

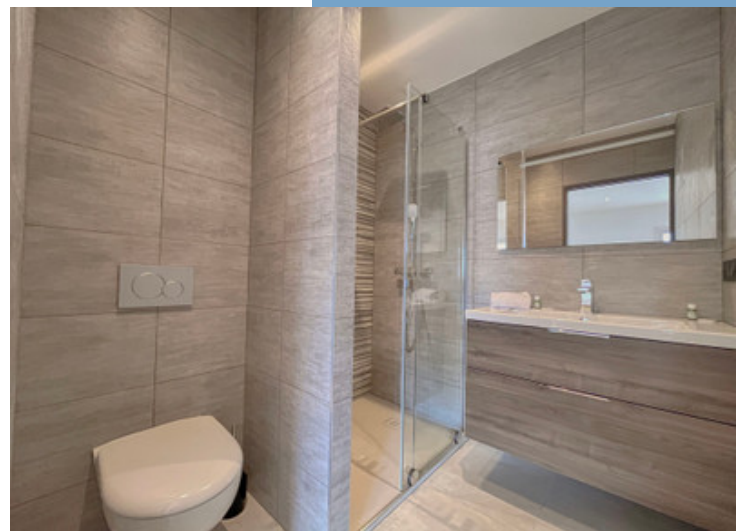
- Parking for 4 cars
- Lake Annecy in less time than it would take to put your shoes on
- Secluded beach and mooring jetties – *mooring not included

Information about risks to which this property is exposed is available

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A27573MAS74>

COMPLETE FILE AND PHOTO ON REQUEST

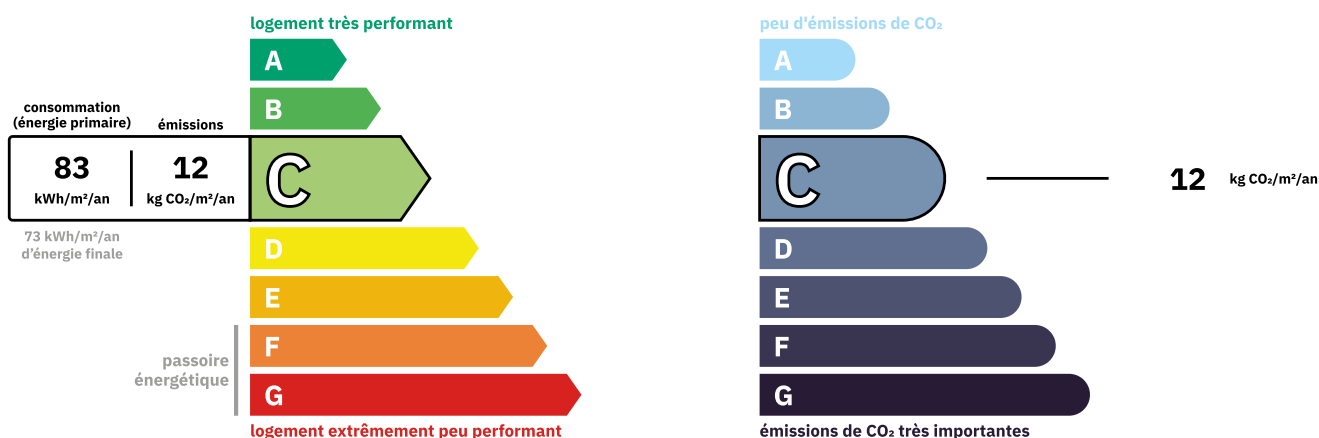


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ENERGIE-DPE

Information about risks to which this property is exposed is available on the Géorisques website :
<https://www.georisques.gouv.fr/>



Property **Moderately efficient**
Estimated annual energy costs
between 810 € and 1150€ for 2021

NOTICE

Leggetts, their client and any joint agents give notice that:

1: Quoted prices are subject to fluctuations in exchange rates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

CONTACT

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FILE COMPLETE
AND PHOTOS
ON REQUEST

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