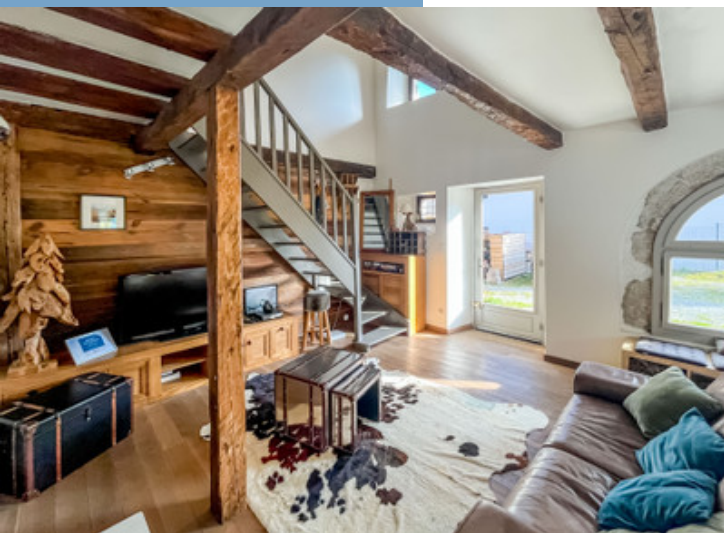




LOVELY RENOVATED HOUSE WITH STUNNING  
MOUNTAIN VIEWS & ENCLOSED GARDEN NEAR  
LAC ANNECY & 50 MINUTES FROM GENEVA



LOVELY RENOVATED  
HOUSE WITH STUNNING  
MOUNTAIN VIEWS &  
ENCLOSED GARDEN NEAR  
LAC ANNECY & 50  
MINUTES F...



PROPERTY FACT FILE	
REFERENCE	A34927KP74
PRICE	€ 651,000 £ 0* *agency fees included: 5 % TTC to be paid by the buyer (619 000 EUR hors honoraires)
BEDROOM	3
BATHROOM	1
ACCOMMODATION	87.25 m <sup>2</sup>
LAND	325 m <sup>2</sup>
TOWN	Saint-Jorioz
DEPARTMENT	
LOCATION	Town property
TYPE	Maison de Vacances, House, Family Home
CONDITION	
FEATURES	Mains Drains, Lake, Private parking
*Price based on current exchange rate which is subject to change	





- 10 minute bike ride to Lake Annecy
- Enclosed West-Facing Garden
- Mountain Views
- Investment Opportunity
- 50 minutes to Geneva

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HOUSE WITH STUNNING  
MOUNTAIN VIEWS &  
ENCLOSED GARDEN  
NEAR LAC ANNECY & 50  
MINUTES F...

Ref : A34927KP74

Located in the charming village of Saint Jorioz, this house is at the end of a beautifully renovated barn. With three bedrooms, this 87 sqm home seamlessly blends historic charm with modern comfort. Featuring exposed stone and wood details, the home exudes warmth and character, making it an ideal family retreat or investment

## DESCRIPTIF

Leggett International Immobilier proudly presents charming house located in the village of Saint Jorioz, located at the end of a beautifully renovated barn. With three bedrooms, this 87 sqm home seamlessly blends historic charm with modern comfort. Featuring exposed stone and wood details, the home exudes warmth and character, making it an ideal family retreat or investment opportunity.

Enjoy plenty of natural light with its south-facing orientation, while the fenced garden, terrace, and garden shed provide a peaceful outdoor retreat. The property boasts an additional 85 sqm of attic space, perfect for expansion or storage.

Set in a quiet yet convenient location, this home is just minutes from the St Jorioz beach and essential amenities. Additionally, a unique easement allows access through the neighboring pasture.

With two dedicated parking spaces and breathtaking views of the Semnoz and La Tournette, this property offers a rare combination of tranquility and accessibility. Whether you're looking for a forever home or a lucrative investment, this home is a must-see!

In Summary:

- 3 bedrooms
- Recently renovated
- Enclosed garden
- Mountain Views
- Quiet Environment
- Two private parking spaces
- 10-minute bike ride to Lake Annecy
- 15 minutes to Annecy
- 50 minutes to Geneva

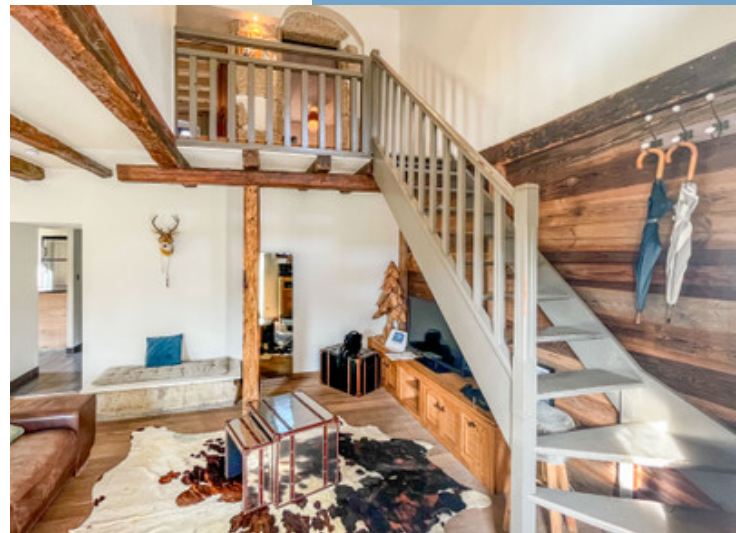
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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A34927KP74>

COMPLETE FILE AND PHOTO ON REQUEST



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