

NERNIER: FAMILY 4 BEDROOM VILLA WITH LARGE GARDEN, 2 MIN WALK TO THE LAKE, EASY GENEVA COMMUTE

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PROPERTY FACT FILE

REFERENCE	A41477BES74
PRICE	€ 1,130,000 £ 0* *agency fees to be paid by the seller
BEDROOM	4
BATHROOM	2
ACCOMMODATION	229 m²
LAND	2275 m²
TOWN	Nernier
DEPARTMENT	
LOCATION	Village property
TYPE	Villa
CONDITION	Good condition
FEATURES	Swimming Pool, Mains drainage, Garage

*Price based on current exchange rate which is subject to change





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- Fast Geneva/Nyon commute. Ideal for Frontaliers
- 2-min walk to Lake Geneva & village centre
- Private garden with heated pool & terraces
- Flexible 4+ bed family home + double garage
- Water sports, country walks & 45 min to ski

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NERNIER: Lakeside Family Home with Prime Geneva Access.

Charming 4-bedroom house in a great location: 2 minutes walk to Lake Geneva and the historic village centre. Ideal for Frontaliers with quick road (30 min), bus, and year-round ferry connections to



DESCRIPTION

Charming Family House near Lake Geneva in Nernier
This is a well-maintained 4-bedroom family house situated in the desirable, historic village of Nernier, providing the key elements of lakeside living alongside practical convenience for those commuting to Switzerland. The property is suitable for use as a main residence or a quality holiday home.



Location and Access for Frontaliers
The house benefits from a highly convenient location, being only a two-minute walk to both the centre of the medieval village and the shore of Lake Geneva (Lac Léman).

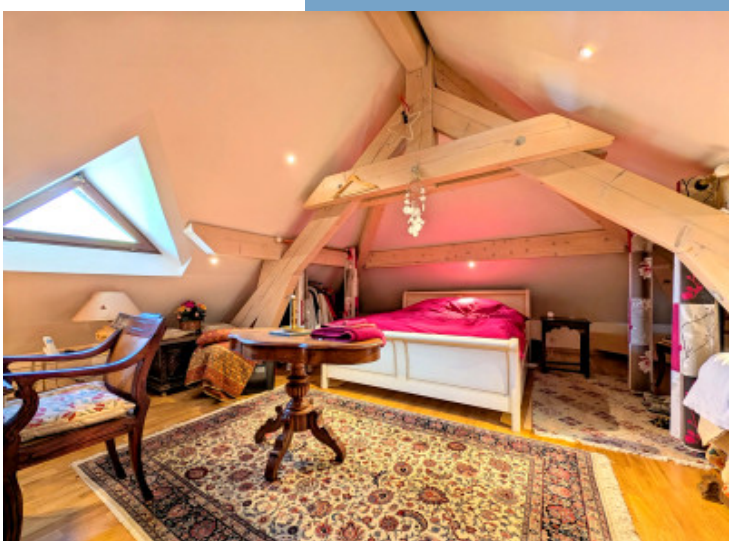
For those working across the border, connectivity to Switzerland is straightforward:

Road: Geneva is approximately 30 minutes away by car.

Public Transport: Bus services are available.

Ferry: There is a ferry service to Nyon, Switzerland, from Nernier during summer and year-round from the nearby village of Yvoire. This provides a reliable and scenic route to the Swiss rail network.

Nernier offers a pleasant environment for year-round living with local activities and direct access to the lake.



House Layout and Features
The house provides functional and spacious living areas:

Ground Floor:
Lounge: 47.12m²
Dining room: 25m²
Office: 11.57m²
Kitchen: 18.73m²

The living spaces are bright, including a sunny lounge that opens directly onto the garden and pool area.

More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A41477BES74

COMPLETE FILE AND PHOTO ON REQUEST

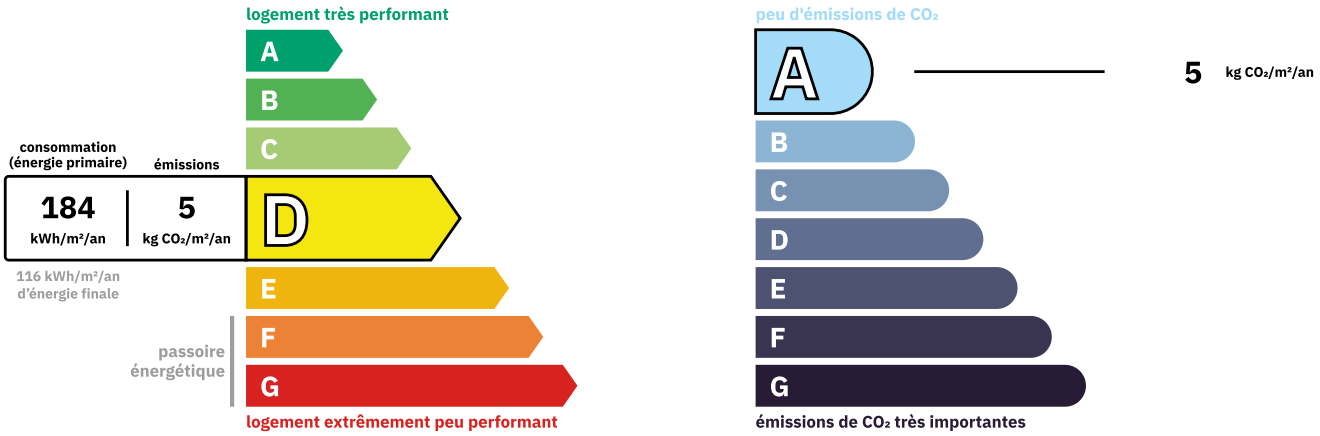
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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

ENERGIE-DPE



Property Poorly efficient
Estimated annual energy costs
between 2680 € and 3710€ for 2023

NOTICE

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

1: Quoted prices are subject to fluctuations in exchangerates. 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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