



EXCLUSIVE LAKE GENEVA WATERFRONT ESTATE
WITH PRIVATE BEACH, PONTOON AND LUXURY
ARCHITECT-DESIGNED VILLA.

www.leggettprestige.com

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WATERFRONT ESTATE
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ARCHITECT-DESIGNED VI...



PROPERTY FACT FILE	
REFERENCE	A44687JST74
PRICE	POA *agency fees to be paid by the seller
BEDROOM	14
BATHROOM	10
ACCOMMODATION	1000 m ²
LAND	12000 m ²
TOWN	Anthy-sur-Léman
DEPARTMENT	
LOCATION	Town property
TYPE	Maison de Vacances, House, Country House
CONDITION	Good condition
FEATURES	Mains Drains, River Frontage, Private parking
*Price based on current exchange rate which is subject to change	



- Unique, luxury lakeside villa, Lac Lemman
- Exceptionally rare to market
- Extensive grounds in a stunning, private, location
- 30 km to Geneva ; 10 km to the Alps
- Over 1000 m² of living space in total

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A unique opportunity to own one of Lake Geneva's most exclusive private retreats.

With extensive grounds in a breathtaking lakeside location and the Alps on your doorstep, this fabulous property offers an exceptional

DESCRIPTION

Contact us for more details about this unique lakeside villa.

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

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More Online :
<https://leggettprestige.com/luxury-property-for-sale/view/A44687JST74>

COMPLETE FILE AND PHOTO ON REQUEST

LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE

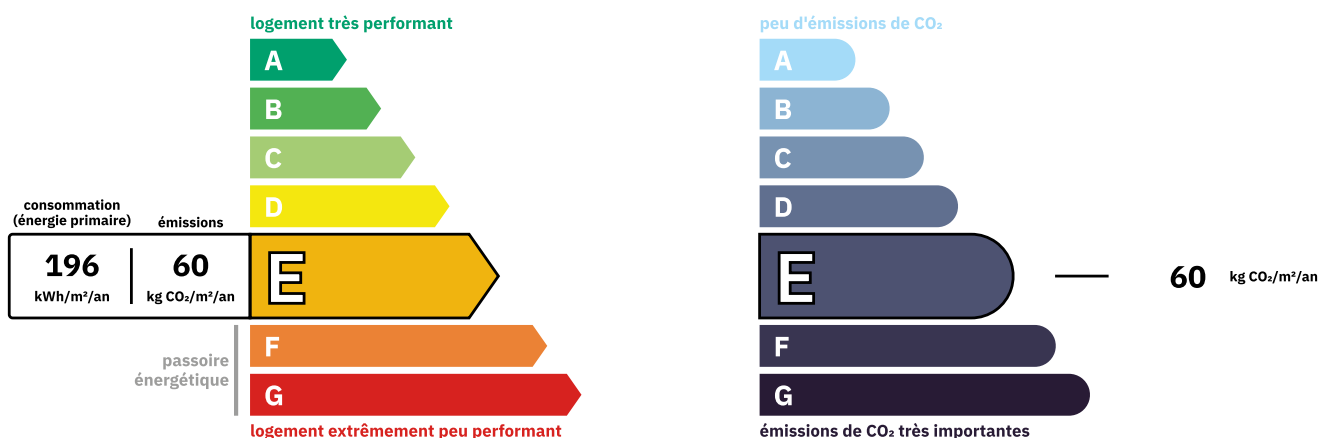
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: prestige@leggett.fr

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ENERGIE-DPE

Information about risks to which this property is exposed is available on the Géorisques website :
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Property **Energy consuming**
Estimated annual energy costs
between 11046 € and 14944€ 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

Réf : A44687JST74
FILE COMPLETE
AND PHOTOS
ON REQUEST

LEGGETT
IMMOBILIER INTERNATIONAL

Téléphone : +33 553 608 488
E-mail: prestige@leggett.fr

LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: prestige@leggett.fr