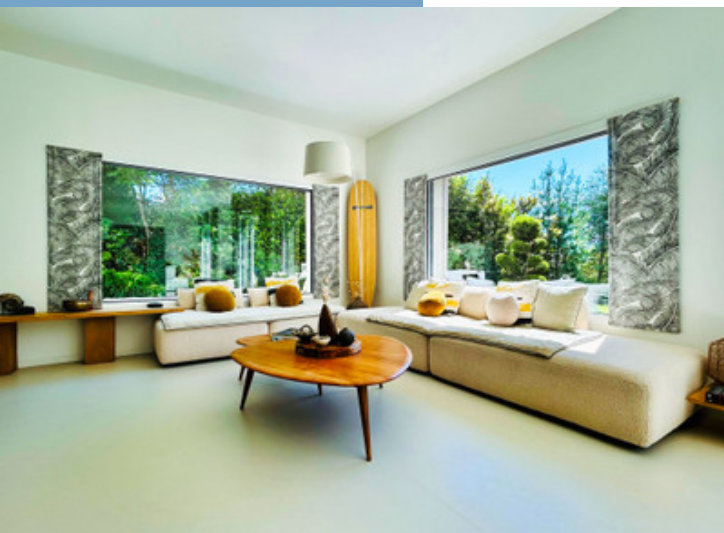




LIGHT-FILLED CONTEMPORARY 4-BED HOME
WITH MOUNTAIN AND LAKE VIEWS IN
PEACEFUL SETTING NEAR ANNECY AND
GENEVA

LIGHT-FILLED
CONTEMPORARY 4-BED
HOME WITH MOUNTAIN
AND LAKE VIEWS IN
PEACEFUL SETTING NEAR
ANNECY AN...



PROPERTY FACT FILE	
REFERENCE	A45582NT74
PRICE	€ 1,295,000 £ 0* *agency fees to be paid by the seller
BEDROOM	4
BATHROOM	2
ACCOMMODATION	130 m ²
LAND	1000 m ²
TOWN	Bluffy
DEPARTMENT	
LOCATION	Village property
TYPE	Maison de Vacances, House, Family Home
CONDITION	
FEATURES	Detached, Close to ski resort, Panoramic views
*Price based on current exchange rate which is subject to change	



- Light-filled contemporary home with views
- Sun-drenched terraces for morning and evening
- Landscaped garden with pool potential
- Modern construction with A-rated efficiency
- Near Lake Annecy, Geneva and mountains

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CONTEMPORARY 4-BED
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AND LAKE VIEWS IN
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Ref : A45582NT74

Discover this contemporary 4-bedroom home offering 156 m² of total floor space (130 m² habitable), complemented by an attached garage and mezzanine storage area totalling 28 m², together with more than 67 m² of sun-filled terraces and 1,000 m² of landscaped gardens.

DESCRIPTION

Built in 2017 and enjoying a peaceful setting within landscaped grounds with two terrace areas, this contemporary home offers an exceptional combination of light, comfort and lifestyle. The property benefits from open views across the surrounding countryside towards the mountains and Lake Annecy, while extensive glazing and generous ceiling heights maximise natural light throughout the day.

The ground floor centres around a spectacular open-plan living space of approximately 47 m². Large picture windows create a seamless connection with the gardens and terraces, while the kitchen forms an integral part of this sociable living area, ideal for both everyday life and entertaining. This level also includes a bedroom, shower room with WC, utility room and an attached garage with mezzanine storage totalling 28 m², providing valuable additional space for sports equipment, bicycles, workshop use or future adaptation depending on requirements.

Upstairs, the property offers three further bedrooms together with a family bathroom and separate WC. The principal bedrooms enjoy elevated views across the valley towards Lake Annecy and Château de Menthon, while the overall layout has been designed to maximise both comfort and natural light throughout the day.

Outside, the landscaped gardens are arranged across several levels, creating a variety of spaces for relaxing, dining and enjoying the surroundings. More than 67 m² of terraces allow you to follow the sun throughout the day, from ...

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A45582NT74>

COMPLETE FILE AND PHOTO ON REQUEST

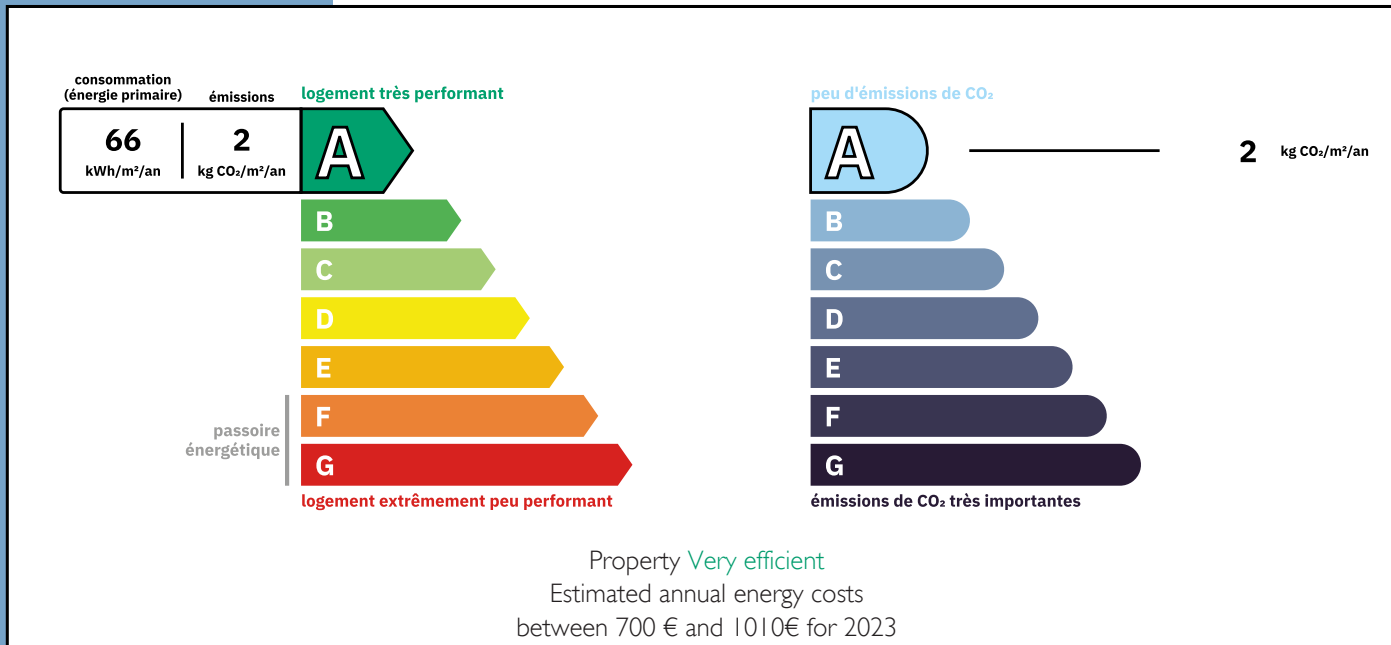


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ENERGIE-DPE

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



NOTICE

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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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