

Beautiful villa located in a quiet residential area close to the lake in Messery

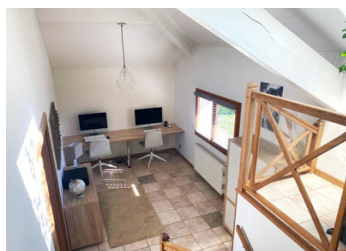
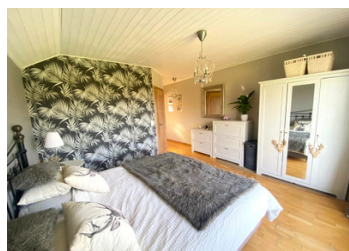


INFORMATION

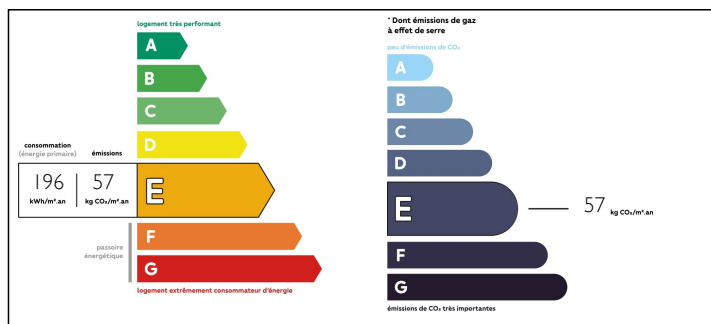
Town:	Messery
Department:	Haute-Savoie
Bed:	4
Bath:	2
Floor:	223 m2
Plot Size:	1942 m2

IN BRIEF

Look no further, this villa is made for you.... Ideally located nestled on a plot of 1942m2, this house is waiting for you. You would be enchanted by the friendly and bright living spaces with a high-end kitchen. 4 bedrooms including a parental suite, open office space. Gym and sauna. The garden offers you 2 terraces and a salt water swimming pool. 4 car parking spaces and a car port. All 3 minutes walk from Lake Geneva to enjoy with family or friends.

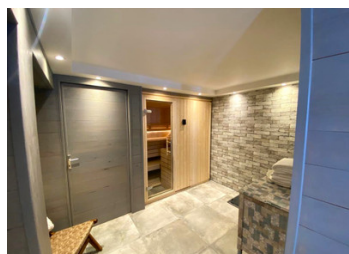


ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



NOTES

DESCRIPTION

THE VILLAGE

Messery is a very popular and multi-cultural village. The nursery and primary schools are very well-regarded, as well as a small crèche for little ones from 10 weeks to 4 years. There is a small, but very well-stocked, supermarket, two bakeries, a butcher, two hairdressers, a beautician, a pharmacy and a library. In summer, Messery beach on Lake Geneva has its own snackbar and kayak/stand-up-paddle rentals. There is also an active tennis club with new open-air courts which are also covered from the rain.

THE LOCATION

- You can reach the Swiss border at Hermance in 13 minutes by car approx. (8km), and Geneva in 35 minutes approx. (24km). The new bus route will take you straight to Rive in Geneva and the bus stop is just in front of the Mairie. So it's commutable on a daily basis.
- The Swiss town of Nyon is a 20-minute ferry ride from neighbouring Yvoire.
- Indeed, the beautiful lake-front medieval villages of Yvoire and Nemier are just 5 minutes approx. away by car (3km and 3.5km), offering lots of choice for restaurants and bars.
- The world-famous spa town of Evian-les-Bains is also only 31km away by road (approx. 38 minutes). Perfect for a day trip.
- For mountain lovers, the twelve resorts of the renowned Portes du Soleil area, with their 286 pistes for skiing and snowboarding in winter, and activities like hiking and mountain biking in summer, are easily accessible by car for the day (e.g. Morzine is...