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# Maison de Village Ramponnet

**Menthon, Lac d'Annecy, Autres régions**

**399 000 €uros**



## Contact

Contact **Steve Elsdon** about this property.

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# Key Features

<b>Price</b>	399 000 Euros
<b>Status</b>	SOLD
<b>Last updated</b>	29/07/2015
<b>Area</b>	Autres régions
<b>Location</b>	Lac d'Annecy
<b>Village</b>	Menthon
<b>Bedrooms</b>	4
<b>Bathrooms</b>	2
<b>Floor area</b>	130 m²
<b>Detached</b>	No
<b>Heating</b>	Electric radiators
<b>Nearest skiing</b>	24 km
<b>Nearest shops</b>	1.5 km
<b>Drainage</b>	Mains drains
<b>Taxe foncière</b>	597.00 Euros
<b>Energy efficiency rating</b>	F (391)
<b>CO2 emissions</b>	TBC
<b>Agency fees</b>	Paid by the seller

## Property Description

Urgent property sale in Menthon. An 18th century 4-level, beautifully renovated winemakers residence in the historic hamlet of Ramponnet, Menthon St Bernard. A fantastic summer and winter spot, only 20 minutes from the snow at La Clusaz, 20 minutes from the medieval lakeside town of Annecy and a quick 40 minutes to Geneva airport via a brand new motorway. The sweeping views of Annecy lake top off the quiet, idyllic French village setting of this multi-story maison du village - perfect as a low-maintenance holiday home or primary residence.

Ground level: Dining room, separate kitchen, WC and large amounts of storage with space for fridge, washer/dryer, bikes and more.

1st floor: Spacious living room giving onto a balcony with stunning views. 1 bedroom/office, large walk in wardrobe and shower room.

2nd floor: 2 good size bedrooms with high vaulted ceilings showing off the original woodwork, shower room, separate WC and more built-in storage.

3rd floor: Large loft-style bedroom with built in storage and mezzanine sleeping area above it.

The owners have let us know that they need to sell this property urgently.

























