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Alpine Property SAS au capital de 3 450 € - RCS Thonon les Bains 508 578 556 - siège: 153 chemin du Chargeau, 74110 Morzine, France - Titulaire de la Carte Professionnelle n° CPI 7401 2016 000 017 391 délivrée par la CCI de la Haute Savoie

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Villa des Jardins

Menthon, Lac d'Annecy, Autres régions

1 180 000 €uros



Contact

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Key Features

Price	1 180 000 Euros
Status	SOLD
Last updated	17/03/2016
Area	Autres régions
Location	Lac d'Annecy
Village	Menthon
Bedrooms	5
Bathrooms	2
Floor area	301 m²
Land area	1510 m²
Detached	Yes
Heating	Oil fired central heating
Chimney	Open fire
Nearest skiing	25 km
Nearest shops	800 m
Garden	Yes
Garage	Double
Drainage	Mains drains
Energy efficiency rating	TBC
CO2 emissions	TBC
Agency fees	Paid by the seller

Property Description

This glorious lakeside villa is nestled in a small private cul-de-sac only 5 minutes walk from Menthon St Bernard village and the beach on Annecy Lake. The historic town of Annecy is only 20 minutes away and Geneva a short 50 minute commute.

The light and spacious interior of 204m2 habitable area is spread over 2 floors:

Exterior:

Vast professionally planted, low-maintenance Mediterranean gardens with mature trees and fish pond surround the villa. A 5m x 10m solar heated pool with extensive wood decking sits in the sun drenched south-facing front of the property with a naturally shaded dining area under the trees.

Ground floor:

Luminous split level living/dining area with separate kitchen, traditional open fire and raised entry dais. Sliding doors give onto the pool and terrace. Separate WC and hand basin in the hallway.

1st floor:

Generous landing with separate WC giving onto 5 gorgeous bedrooms, light and airy master bathroom with balcony and shower room.

The cul-de-sac itself is a co-propriete of 830m2 owned by this property and 2 others. A project to convert the area into a private gated community has been proposed but as yet not acted upon.

The house can also be purchased furnished including a 2m80 walnut table, chandeliers and crystal appliques , cabinets, sofas, beds, desks, wall decor, curtains and other items at an extra cost.















