



Villa

CHINDRIEUX (73)

1 190 000 €*

* Agency fees to be paid by the seller



171 m²



6 pièce(s)



5 chambre(s)

PROPERTY DESCRIPTION

You will be seduced by this beautiful contemporary villa, offering one of the most beautiful views of Lake Bourget, in a quiet environment sheltered from noise and prying eyes. It is located in Chindrieux, just a few minutes walk from the lake and close to Châtillon beach. Its popular location, its volumes (approximately 171m² of living space spread over two levels, with a total surface area of approximately 341m²), its exposure and its view give an exceptional character to this rare property by the lake. This superb property offers quality services and was designed with the aim of being a healthy and environmentally friendly home. The first level accommodates a beautiful bright living room composed of an equipped kitchen open to the living room and the lounge with an incredible view of the lake. Large bay windows provide access to a large terrace of approximately 73m². Also three charming bedrooms, one with access to the terrace, a bathroom with walk-in shower and a WC. The lower level consists of two large and pleasant bedrooms each with an opening to a second terrace. A bathroom with a bathtub, a shower and a toilet. A garage and a technical room of approximately 97 m² complete this property. The garden of approximately 2400m² is landscaped with trees of various species. 20 minutes from Aix les Bains and 45 minutes from Annecy. This exceptional property is to be discovered without delay, contact me to discover its many assets.

Fees are the responsibility of the seller.

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : www.georisques.gouv.fr.

**** ENGLISH SPEAKERS:** please note that Capifrance has an international department that can help with translations. To see our range of 20,000 properties for sale in France, please visit our Capifrance website directly. We look forward to finding your dream home!



Elodie BOUTET

CHINDRIEUX (73310)

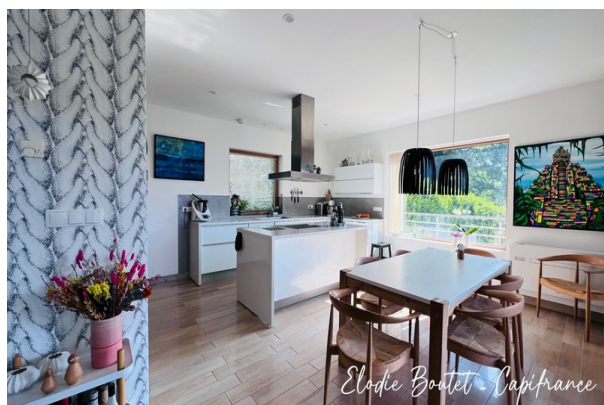
Agent

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LE BIEN EN IMAGES



DETAILS

GENERAL

Reference 835020

Property type Villa

Year of construction 2009

Exposure South

View Vue sur Montagne

SURFACES

Living space 171 m²

Surface Carrez Law 171.4 m²

Living room surface 48 m²

Land surface 2409 m²

COMPOSITION

Number of rooms 6

Number of bedrooms 5

Number of bathrooms 1

Toilets count 2

Washrooms 1

Terrace 1

DPE/GES

DPE 136

GES 4

APPENDIX

Parking extérieur

Parking space 6

Garage 1

Videophone Oui

SERVICES

Air conditioning Yes

Heater climatisation réversible

Heater granules

Heater bois

Kitchen américaine

Intercom Yes



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Ces éléments sont donnés à titre indicatif et de bonne foi et n'ont aucune valeur contractuelle