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## 4 bed House for sale in Haute-Savoie

Lugrin , Haute-Savoie , Auvergne-Rhône-Alpes



**€498,000**

inc. of agency fees

4 Beds   1 Baths   109 sqm   0.04 ha

Alpesvente presents this attractive turnkey development of a 109 m<sup>2</sup> semi-detached house on a 401 m<sup>2</sup> serviced and bounded plot in the commune of Lugrin, offering an ideal location close to Switzerland...

### At a Glance

**Reference** MFH-ALPSD19119

**Bed** 4

**Land** 0.04 ha

**Near to** Lugrin

**Bath** 1

**Pool** No

**Price** €498,000

**Hab.Space** 109 sqm

**Land Tax** N/A

### Property Description

presents this attractive turnkey development of a 109 m<sup>2</sup> semi-detached house on a 401 m<sup>2</sup> serviced and bounded plot in the commune of Lugrin, offering an ideal location close to Switzerland and Lake Geneva.

Do you dream of building your ideal home in a peaceful setting close to the magnificent Lac Léman? Then look no further

The project is composed as follows:

Garden level:

- Spacious living room
- Bedroom
- Toilet
- Storeroom with access to garage

Upper level:

- 3 comfortable bedrooms, including 1 master with dressing room and shower room
- Modern bathroom with toilet

An exceptional location less than 15 minutes' walk from Lake Geneva. The building complies with the RE 2020 standard, i.e. the new thermal standards in force to guarantee high energy performance.

Garage and several parking spaces for your convenience.

The total price of the plot + house is €498,000\*, including servicing and earthworks.

\*Depending on the options you choose, the price may go up or down.

Don't miss this opportunity to build your future home in this bucolic setting between lake and mountains.  
Come and discover this exceptional plot today

Summary

Property type:	House
Bedrooms:	4
Bathrooms	1
Price	€498,000

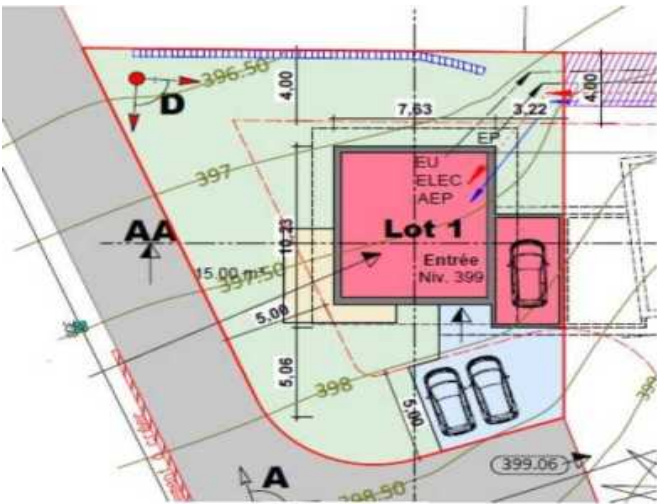
Key Information

Internal Area:	109 sqm
Land Area:	0.04 ha

Location: Auvergne-Rhône-Alpes



## Gallery



As Featured in

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Every property featured on our website is listed for sale at exactly the same price as it is in France, there's no premium for the superior service we offer.

We provide support based on our extensive experience and that of our bilingual experts to ensure that all aspects of your property purchase run smoothly.

## Contact us on:

**0845 123 5885** (UK only local rate ) / **+44 (0) 113 216 4066**,  
or email us at **bonjour@my-french-house.com**.

To see more great properties like this one, visit our daily updated website at **www.my-french-house.com**.

## Buying French Property Just Got Easier...

The purchase process typically starts once you've visited a property with one of our agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with you and the notaire. The compulsory searches are at the charge of the owner / vendor and are carried out at this stage.

You would have already been informed about the property taxes and legal fees (that incl. the stamp duty). The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days calling off period has expired. It takes an average of three months to buy a property in France.

For more information take a look at our **buying guide**, our **french mortgage** and **euro currency exchange** pages.

## Testimonials

my-french-house was by far the best online guide I found – and I trawled them all – to buying a house in France. It answers all your first questions practically before you've thought to ask.

**C. BAUER – Sunday Times**

Our French property purchase and move to France were made so easy with the help and assistance of my-french-house.com. They are a committed and professional business – we highly recommend them.

**S. and L. BROWN**

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