



## HOUSE IN THYEZ WITH BREATHTAKING VIEWS OF THE VALLEY

zone | 74300 Thyez | Reference : LR 2400

**CHF 603,500.-**

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## HOUSE IN THYEZ WITH BREATHTAKING VIEWS OF THE VALLEY

FR-74300 Thyez | zone | **CHF 603,500.-**



Agency: Millenium Properties  
Ref : LR 2400

In France, 10 minutes from the motorway and 40 minutes from Geneva, come and discover this detached villa nestled in a green setting, with breathtaking panoramic views of the majestic surrounding peaks and the valley.

Developing 183 m<sup>2</sup> of living space (250 m<sup>2</sup> on the ground), this property is located on a wooded plot of 5,760 m<sup>2</sup>, facing SOUTH-WEST. An ideal place for those who are looking for peace and quiet, while remaining close to the main roads.

Ideally located, this villa combines absolute calm with proximity to local amenities. Just a few minutes from ski resorts and hiking trails, it is an ideal primary or secondary residence for mountain lovers seeking comfort and tranquility.

This functional house is arranged as follows:

On the main level:

- A recent fully equipped and open kitchen,
- A cozy space with a fireplace,
- A spacious living/dining room bathed in light,
- A room opening onto a balcony,
- A separate toilet.

### CHARACTERISTICS

Reference: **LR 2400**

Type: **House**

Availability: **Immediate**

Rooms: **5**

Bedrooms: **4**

Bathrooms: **3**

Living area: **183 m<sup>2</sup>**

Useful surface: **250 m<sup>2</sup>**

Ground surface: **5,759 m<sup>2</sup>**

Year of construction: **1975**

Heating types: **Fuel oil, Heat pump**

Heating installation: **Radiator**

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PROPERTIES

Upstairs:

- A mezzanine overlooks the living room, complemented by a landing that can accommodate an office space,
- Three bedrooms, two of which have their own bathroom and balcony access,
- An independent bathroom and a toilet.

In the basement:

- A technical part,
- Two furnished rooms,
- A cellar/storage room,
- An accessible crawl space.

The house benefits from well-maintained features: exterior insulation, aluminum joinery with roller shutters, roof in excellent condition, fiber optics, double water supply (communal network and source), individual drainage in accordance with regulations, as well as a heating system combining a fuel oil boiler and an air/air heat pump.

Outside, the non-buildable land guarantees absolute tranquility and an unobstructed view of the surrounding nature.

A carport can accommodate two vehicles and several parking spaces are available outside.

The location is strategic, with quick access to Geneva, Annecy and Chamonix, making this property an ideal compromise between a green lifestyle and mobility.

A property to discover on site to appreciate all its potential!

Price: 990,000€ agency fees included

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## CHARACTERISTICS

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### CHARACTERISTICS

Availability	<b>Immediate</b>	Heating types	<b>Fuel oil, Heat pump</b>
Type	<b>House</b>	Heating installation	<b>Radiator</b>
Reference	<b>LR 2400</b>	Condition of the property	<b>Very good</b>
Rooms	<b>5</b>	Living area	<b>183 m<sup>2</sup></b>
Bedrooms	<b>4</b>	Ground surface	<b>5,759 m<sup>2</sup></b>
Bathrooms	<b>3</b>	Useful surface	<b>250 m<sup>2</sup></b>
Year of construction	<b>1975</b>	Exterior parking	<b>3</b>
Energy consumption	<b>159 kWhEP/m2/year</b>	Covered parking	<b>2</b>
Greenhouse gas emission	<b>27 KgeqCO2/m2/year</b>		

### CONVENIENCES

#### NEIGHBOURHOOD

- Villa area
- Green
- Mountains

#### OUTSIDE CONVENIENCES

- Balcony/ies
- Quiet
- Parking
- Terrace/s
- Covered parking space(s)
- Carport
- Garden

#### ORIENTATION

- South
- West

#### EXPOSURE

- Optimal

#### VIEW

- Nice view
- Unobstructed
- Valley view
- Clear

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PROPERTIES

PICTURE(S)



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PROPERTIES



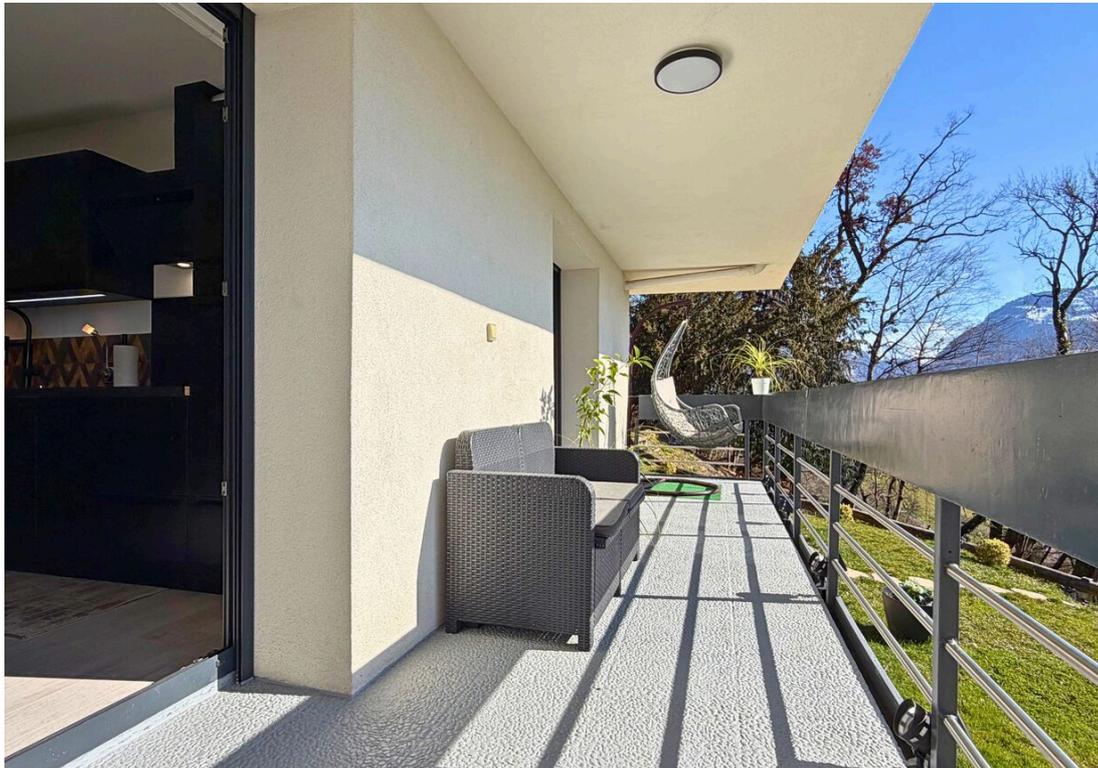
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