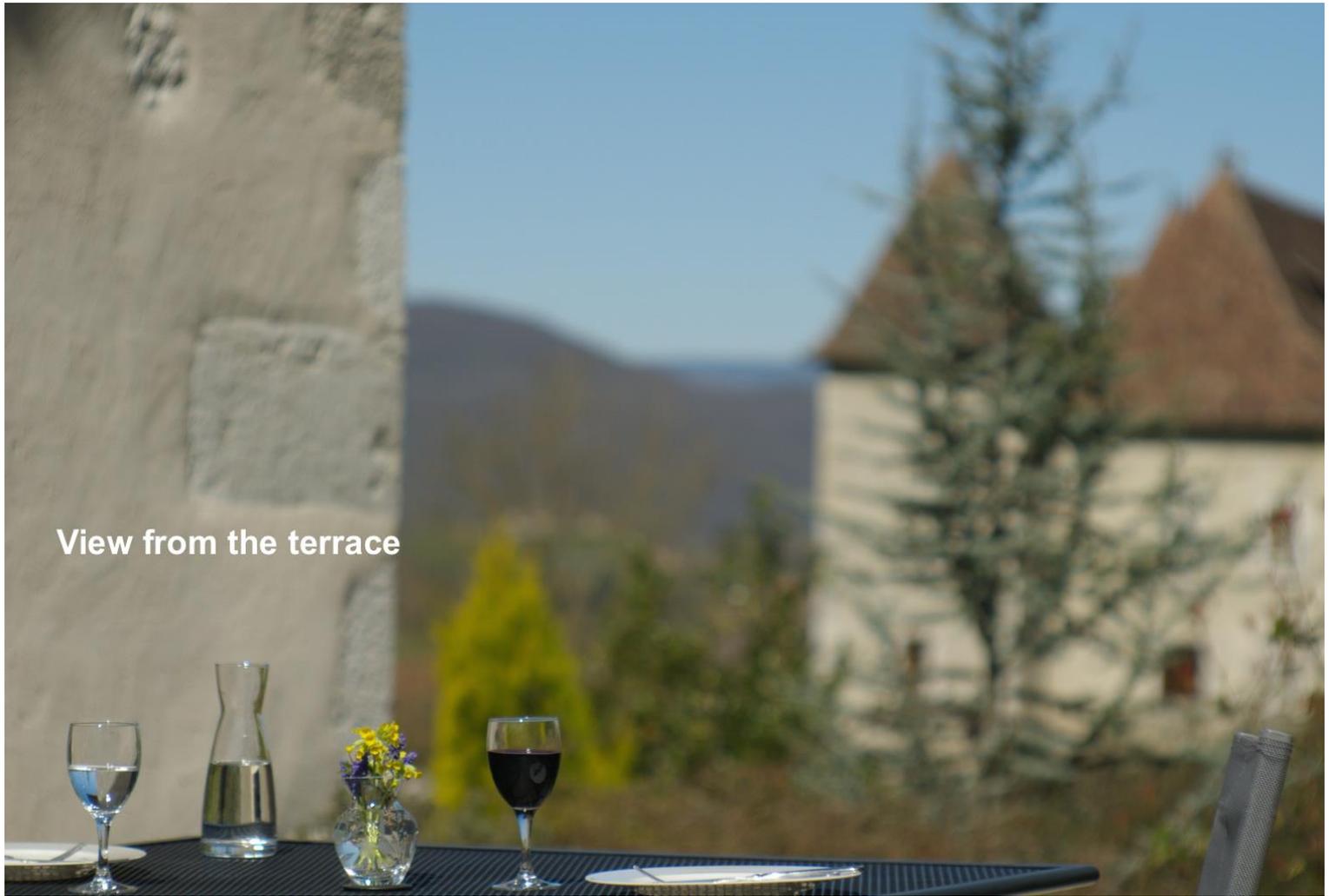


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View from the terrace

Set amidst vineyards

Near to a beautiful lake

Close to international airports

Fully renovated house

Cathedral ceilinged living room

DPE = 150 [C] GES = 41 [E]



Jongieux, Savoie
Ref: 10413

€360,000

This detached house in gardens of over half an acre is situated next to a chateau and within walking distance of a quiet village. It is surrounded by stunning countryside comprising warm, sunny vineyards which overlook the Rhone valley, forests and a mountain backdrop. It is only 10 minutes from the Lac du Bourget, one of Europe's largest, cleanest and most beautiful lakes. The house is about 300 years old and is traditionally built mainly from local stone.

There are three bedrooms, a large and light living room/fitted kitchen with a cathedral ceiling which is situated on the middle level of the property in order to take advantage of the views and setting plus two terraces. The house is centrally heated and has a fireplace central to the living room. Outside there is plenty of room for a pool.

GROUND FLOOR

Entrance hall/study 12' 6" x 11' 10" (3.8m x 3.6m)
With very large built-in pine cupboard/hanging space

Bathroom 10' 6" x 8' 2" (3.2m x 2.5m)
White suite: 2 individual basins, corner bath/shower with jacuzzi, heated towel rail

Bedroom 3 14' 9" x 12' 10" (4.5m x 3.9m)
With adjacent walk-in storage/wardrobes

Boiler room/ laundry
Washing machine, fridge-freezer, sink and storage shelving

FIRST FLOOR/GROUND FLOOR 2

Kitchen/living room 23' 7" x 16' 5" (7.2m x 5m) *max. dimensions*
An L-shaped living space including a solid pine built-in kitchen with gas/electric hob, extractor, built-in dishwasher, fridge and oven. The dining area measures 4.6m x 4.2m, with chimney and wood-burner.

Bedroom 2 14' 1" x 10' 10" (4.3m x 3.3m)
With 2 built-in wardrobes and WC in adjacent room

SECOND FLOOR

Bedroom 1 18' 1" x 14' 9" (5.5m x 4.5m)
With 1 built-in wardrobe and shelving

ABOUT THE AREA

This is a laid-back, wine-producing area close to the Lac du Bourget and the major local towns of Aix-les-Bains, Chambéry and Belley. A pebble beach for sunbathing and swimming and a small port for sailing and water-skiing are 10 minutes away. Beautiful walks and cycle paths are literally on the doorstep.

In terms of climate, this is a warm and sunny part of the Savoie department; nonetheless, the nearest skiing is just 45 minutes away. While mountains for climbing and skiing lie close by, snow is uncommon at this altitude and it is better known for its clean air and healthy, outdoor lifestyle. The warm climate means that nearby lakes are popular for sunbathing, swimming, sailing, water-skiing, canoeing and fishing. It is a popular area with walkers and cyclists, too.

GARDENS

The house is approached by a long drive with parking for several cars. There is a gravel parking area for 2 cars immediately adjacent to the house. The garden is gently sloping and landscaped offering uninterrupted views over the vineyards, the nearby chateau and the Rhône valley. It includes a small orchard with fruit trees, several shrubberies and a variety of deciduous trees and conifers. There is a large grassed area with space for outdoor games and/or a swimming pool. There are also 2 terraces with space for outdoor dining and a garden shed.

ADDITIONAL INFORMATION

Heating

Central heating via recent Bosch energy-efficient boiler
Wood-burning stove in as-new condition

Mains drainage

145m² of habitable accommodation

Approx. 2449m² of land

Recent taxes foncieres = 852 euros

Nearest shops and services

Walking distance of several wine cellars, a small general store and a Michelin* restaurant



To enquire about this property please contact info@frenchpropertiesdirect.com

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These details do not form part of any contract and all measurements are approximate.