

BARNES ANNECY - ARCHITECT-DESIGNED VILLA WITH POOL - BREATHTAKING
LAKE AND MOUNTAIN VIEWS



SELLING PRICE : 2 495 000 €

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DESCRIPTION

15 minutes from Annecy, on the heights of Cuvat, this architect-designed villa with 322 sqm of living space offers exceptional lake and mountain views in a quiet, sought-after setting.

Set on a 1,339 sqm plot, this house, renovated and extended in 2018, is characterized by its luminosity, quality features and particularly pleasant volumes, distributed over three levels, for a total of five bedrooms and four bathrooms. All living areas and bedrooms have lake views.

The first floor comprises an entrance hall with high ceilings, a dining room, a fully equipped kitchen with central island, a vast living room with a bar ideal for entertaining guests. Three bedrooms and two bathrooms complete this level.

Upstairs, a mezzanine distributes a large master suite with bathroom, dressing area and access to a terrace offering panoramic views.

On the garden level, storage spaces and a Type 2 apartment with independent access are available for entertaining or rental income.

Terraces and a heated swimming pool make for pleasant outdoor living.

A double garage with charging station and parking spaces complete this property.

15 minutes from downtown Annecy, 30 minutes from Geneva.

CARACTÉRISTIQUES

Type of property : House / Villa	Fees : -	Surface : 322 m ²
Land area (m2) : 1,339 m ²	Bedrooms : 5	Annual charges : -
Balcony Surface : -	Elevator : No	Swimming pool : Yes
Number of lots : -	* Fees chargeable : Seller	Terms tenant loads : -
Price of the discounted value : -	Monthly rent : -	

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NON-CONTRACTUAL INFORMATION

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