

BARNES ANNECY - ANNECY TOWN CENTER - ALONE ON THE TOP FLOOR



SELLING PRICE : 1 060 000 €

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9 BIS AVENUE D'ALBIGNY, 74000 ANNECY  
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## DESCRIPTION

Nestled on the top floor of a recent building, this spacious 4-room flat with a total surface area of 143.15 m<sup>2</sup> (94.44 m<sup>2</sup> loi carrez) is perfectly optimised and offers generous living space. Every detail has been thought through and fitted out. Bright thanks to its multiple orientations and its exposures as well in direct lights as zénithales.

It comprises an entrance hall leading to most of the rooms. A 42 m<sup>2</sup> living area comprising the dining room, the central island of the fully-equipped kitchen and the lounge. 2 bedrooms, including a master suite with shower room, sauna and separate toilet. A study area. A shower room (shower & bath) that doubles as a utility room. Plenty of storage space.

A cellar and garage complete this property.

Number of main lots in the building: 27

Monthly charges: €370 (including heating)

No legal proceedings in progress

Information on the risks to which this property is exposed is available on the website: <https://www.georisques.gouv.fr>

## CARACTÉRISTIQUES

Type of property : Flat	Fees : -	Surface : 92 m <sup>2</sup>
Land area (m <sup>2</sup> ) : -	Bedrooms : 2	Annual charges : -
Balcony Surface : -	Elevator : Yes	Swimming pool : No
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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