

OLD FARM RENOVATED



SELLING PRICE : 1 590 000 €

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EXCLUSIVE RIGHTS

9 BIS AVENUE D'ALBIGNY, 74000 ANNECY
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NON-CONTRACTUAL INFORMATION

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DESCRIPTION

This old farm from 1900 renovated in 2015 is ideally located between Annecy and Aix Les Bains.

Built on a plot of over 4000 m², it is made up on the ground floor of a large living room, a dining room with access to the terrace, a fully equipped American kitchen and a storeroom.

The first floor, devoted to the parental space, offers a master bedroom with its bathroom: double sinks, bath and shower, a large dressing room and an office space; a guest bedroom with shower room, a laundry room and a separate toilet.

The second and last floor is that of the children: a space dedicated to reading or even to games, leads to two twin bedrooms, each with its own shower room, as well as a WC.

The house meets PMR standards and an elevator provides access to each floor.

Outside, a superb terrace with a view of the Semnoz is embellished with a swimming pool area with relaxation area, as well as a large enclosed and landscaped plot.

A garage and a one-bedroom apartment complete this charming building.

This property with top-of-the-range services is ideally located between Annecy and Aix Les Bains and 1 hour from Geneva and Lyon airports.

CARACTÉRISTIQUES

Type of property : House / Villa	Fees : -	Surface : 274 m ²
Land area (m ²) : 4,008 m ²	Bedrooms : 4	Annual charges : -
Balcony Surface : -	Elevator : Yes	Swimming pool : Yes
Number of lots : -	* Fees chargeable : Seller	Terms tenant loads : -
Price of the discounted value : -	Monthly rent : -	

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