

BARNES ANNECY - ANNECY - FLAT FULL OF CHARACTER

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SELLING PRICE : 1 050 000 €

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NON-CONTRACTUAL INFORMATION

PARIS - GENEVA - LONDON - MOSCOW - NEW YORK - MIAMI - ST BARTH - DEAUVILLE - BASQUE COAST - FRENCH COUNTRYSIDE -  
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## DESCRIPTION

Emblematic square in the old town of Annecy, this 5-room apartment with an area of 153m<sup>2</sup> benefits from a rare volume both in terms of the area of its rooms and their ceiling height of 3.60m. lots of charm with its solid oak parquet, moldings, large windows and 4 fireplaces.

Located on the first floor of an 18th century building with character, it consists of an entrance hall, independent kitchen opening onto a quiet courtyard, not overlooked, serving as a terrace (approximately 30m<sup>2</sup>) as well as an outbuilding. (About 17 m<sup>2</sup>). 2 living rooms overlooking a typical pedestrian street of the old town.

The sleeping area offers 3 bedrooms, one with a shower room then an independent bathroom, plenty of storage. Crossing apartment with double exposure.

Location n°1, only a few meters from the lake, amenities, transport and schools.

Car park nearby.

Some refreshment work to be planned.

Number of lots in the condominium: 2

Estimate annual share of charges: none

No proceedings in progress Information on the risks to which the property is exposed is available on the Géorisques website: <https://www.georisques.gouv.fr>

## CARACTÉRISTIQUES

Type of property : Flat	Fees : -	Surface : 154 m <sup>2</sup>
Land area (m2) : -	Bedrooms : 2	Annual charges : -
Balcony Surface : -	Elevator : No	Swimming pool : No
Number of lots : -	* Fees chargeable : Seller	Terms tenant loads : -
Price of the discounted value : -	Monthly rent : -	

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