

BARNES ANNECY - ST JORIOZ - FRONTLINE VILLA - UNIQUE

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SELLING PRICE : 2 515 000 €

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9 BIS AVENUE D'ALBIGNY, 74000 ANNECY  
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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

Rare in Saint-Jorioz, set on a large 2000m plot on the front line of the lake Annecy, this villa offers an exceptional living environment and panoramic views over the lake and mountains.

On the first floor, you'll discover a living space comprising a bright living room overlooking the garden and the view, a dining room, a fully-equipped kitchen and a storeroom. This level also includes three bedrooms and a bathroom.

Upstairs, three bedrooms, two of which have balconies for unobstructed views of the surrounding, and a suite bedroom with its shower room, an additional bathroom and a kitchen complete this level.

The property is completed by a garage and a garden shed for additional storage.

The enclosed grounds, the absence of overlooked trees and the lake at the end of the garden offer exceptional outdoor living.

Five minutes from Saint-Jorioz town center, cycle path and shops. 50 minutes from Geneva.

The risks to which this property is potentially exposed can be seen on this website :  
<https://www.georisques.gouv.fr/>

## CARACTÉRISTIQUES

Type of property : House / Villa	Fees : -	Surface : 131 m <sup>2</sup>
Land area (m2) : 2,000 m <sup>2</sup>	Bedrooms : 6	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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