

BARNES ANNECY - EXCEPTIONAL PROPERTY - WEST BANK ANNECY



SELLING PRICE : 4 950 000 €

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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 -
ARCACHON BAY - PERIGORD - PROVENCE - FRENCH RIVIERA - SAINT TROPEZ - CORSICA - COURCHEVEL - MEGEVE

DESCRIPTION

Just a stone's throw from Annecy town centre, discreetly set in an enclosed area of almost 3800 m2, this exclusive property will captivate you with its natural, timeless elegance, both inside and out.

From the moment you enter, you'll be captivated by the atmosphere of well-being that reigns, opening onto the light-flooded reception rooms, in communion with the south-facing terrace and its beautifully landscaped garden.

The special feature of this residence is the spaciousness of its rooms, offering guests a rare level of living comfort.

The residence offers a generous living space of 572 m2 divided between around ten rooms, plus an additional 165 m2 that can be easily converted and other practical outbuildings of 350 m2, giving a total surface area of 1,087 m2.

A spacious 250 m2 terrace with a barbecue-dining area overlooking the large swimming pool invites you to relax and enjoy the company of friends.

A four-car garage, a two-car carport and several outdoor parking spaces complete this property.

An exceptional residential setting.

Further information on request.

CARACTÉRISTIQUES

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|---|----------------------------|------------------------|
| Type of property : House / Villa / Chalet | Fees : - | Surface : - |
| Land area (m2) : 3,773 m ² | Bedrooms : 4 | 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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