

BARNES ANNECY - PANORAMIC LAKE AND MOUNTAINS VIEW FROM THIS TOP  
FLOOR DUPLEX APARTMENT



SELLING PRICE : 1 095 000 €

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EXCLUSIVE RIGHTS

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

Exceptional setting for this top-floor duplex, 117 square meter. Panoramic lake and mountain views. Terrace 23 m2. This is an opportunity for those looking for an environment that combines peace and quiet, panoramic views and proximity to the town centre. All set in 8 900 m2 of landscaped grounds.

On the first level, this flat comprises an entrance hall, separate toilet, dining room and living room opening directly onto a terrace, separate fitted kitchen. Upstairs, there are 3 bedrooms including a master suite with bathroom and another bedroom with its own balcony, shower room with toilet.

A large garage and large cellar complete this property.

Number of main lots in the building :10

Annual charges :2 060€

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 : 104 m <sup>2</sup>
Land area (m2) : -	Bedrooms : 3	Annual charges : -
Balcony Surface : 5 m <sup>2</sup>	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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