

BARNES ANNECY - ANNECY NORTH NEAR CUVAT - EXCEPTIONAL SETTING FOR
THIS 5-ROOM VILLA



SELLING PRICE : 948 000 €

CONTACT : PATRICE ROPERS - MOBILE PHONE
EMAIL : P.ROPERS@BARNES-INTERNATIONAL.COM

9 BIS AVENUE D'ALBIGNY, 74000 ANNECY
74000 ANNECY



PHONE : 04 50 66 92 40
ANNECY@BARNES-INTERNATIONAL.COM

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

Dominant position for this 5/6 room villa, 167 m2, benefiting from a bucolic setting as well as a panoramic view of the mountains and the lake. Not overlooked, this villa located on a plot of land of 1,504 m2, offers multiple possibilities both inside and outside (extension, layout, swimming pool, etc.). You will be seduced by the setting, the calm and the proximity to all amenities.

5 minutes from access to the motorway to Geneva, schools, shops and 15 minutes from Annecy city center.

At the far end of the plot, the summer terrace is set between the barbecue area and a natural pond.

Information on the risks to which this property is exposed is available at <https://www.georisques.gouv.fr/>
It consists on the ground floor of an entrance, a double living room with terrace access, dining kitchen, 2 bedrooms, bathroom and separate toilet. Upstairs, an open space serving as a living room and office (Possibility of creating 2 bedrooms with bathroom and WC). Finally, a full semi-buried basement with garage, 2 cellars, boiler room, laundry room.

CARACTÉRISTIQUES

Type of property : House / Villa	Fees : -	Surface : -
Land area (m2) : -	Bedrooms : 3	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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