

BARNES ANNECY - 15 MIN FROM ANNECY - EXCEPTIONAL PROPERTY



SELLING PRICE : 1 980 000 €

CONTACT : GERAINT DAVIES - MOBILE PHONE  
EMAIL : G.DAVIES@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

Located a few minutes from Annecy and Aix-les-Bains, this property combines rare charm and quality construction with the latest standards.

The exteriors include a landscaped garden with multiple terraces and rare species.

The interior layout offers an entrance, a double living room with fireplace, a kitchen, an office, a large veranda, 2 suites, 2 bedrooms, an office, a wine cellar and multiple storage spaces.

The wellness area has a games area with bar, indoor pool, sauna, changing room.

The luxury services include 2 heat pumps, underfloor heating, exterior lighting, surveillance cameras, electric gate, stereo integrated into the wellness area.

In the annex, large garage and outdoor parking spaces. Bardonnex customs 30 mins.

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 : 429 m <sup>2</sup>
Land area (m2) : -	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 : -	

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



9 BIS AVENUE D'ALBIGNY, 74000 ANNECY  
74000 ANNECY



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