

BARNES ANNECY - WEST BANK - ARCHITECT'S VILLA WITH POOL



SELLING PRICE : 1 750 000 €

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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

On the West Bank of the lake, close to Sevrier, located in a quiet and sought-after area close to the centre of the village, this timber-framed architect-designed villa set on a 1500 m² plot of land with trees, offers an unobstructed view of the mountains and a particularly peaceful environment.

With a living area of 177 m², this villa is characterised by the quality of its materials (stone and wood) and its services, its pleasant volumes distributed over two levels and its careful decoration.

The ground floor offers a large living room with fireplace, an open kitchen opening onto a large, well-facing, exotic wood terrace of over 110 m², a storeroom, a bedroom en suite with shower room.

On the first floor, four bedrooms, one of which is en suite with a shower room, a bathroom.

There is plenty of storage space, a garage and a garden shed to complete this property.

The terrace, the geothermally heated swimming pool and the garden with trees offer a very pleasant outdoor life.

Ideally located 5 minutes walk from the centre and all amenities, 2km from the lake and 15 minutes from Annecy. 50 minutes from Geneva.

Information on the risks to which this property is exposed is available at <https://www.georisques.gouv.fr/>

CARACTÉRISTIQUES

Type of property : House / Villa	Fees : -	Surface : 177 m ²
Land area (m ²) : 1,500 m ²	Bedrooms : 5	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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