

BARNES ANNECY - RIVE OUEST - MAISON AVEC PISCINE



SELLING PRICE : 1 590 000 €

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DESCRIPTION

This quiet, residential timber-frame house has red cedar cladding.

Built 10 years ago on a 733 m2 plot with private driveway, it offers uninterrupted views of the lake and mountains, Tournette and Dents de Lanfon.

On the garden level, a comfortable studio apartment with its own entrance provides a peaceful setting for entertaining.

The ground floor comprises a large living room with lounge, dining room and wood-burning stove, a separate kitchen with balcony overlooking the lake, a storeroom and a large ground-floor master suite.

Upstairs, you will find a study with balcony, three bedrooms, a WC and a bathroom.

The basement includes a wine cellar, a games room, plenty of storage space and a double garage with motorised doors, all tiled and insulated floor and walls for a total surface area of 130 m2.

Outside, the bioclimatically sheltered terrace faces an 11 m long swimming pool equipped with a heat pump.

In the beautifully wooded garden, there is a mazot that could be converted.

Practical thanks to its two entrances, lift and home automation system, this recent property stands out for its character, its design, the high quality of the materials used, the care taken in its day-to-day running, its equipment and also its insulation.

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

CARACTÉRISTIQUES

Type of property : House / Villa	Fees : -	Surface : 200 m ²
Land area (m2) : 733 m ²	Bedrooms : 5	Annual charges : -
Balcony Surface : -	Elevator : Yes	Swimming pool : Yes
Number of lots : -	* Fees chargeable : Seller	Terms tenant loads : -
Price of the discounted value : -	Monthly rent : -	

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NON-CONTRACTUAL INFORMATION

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