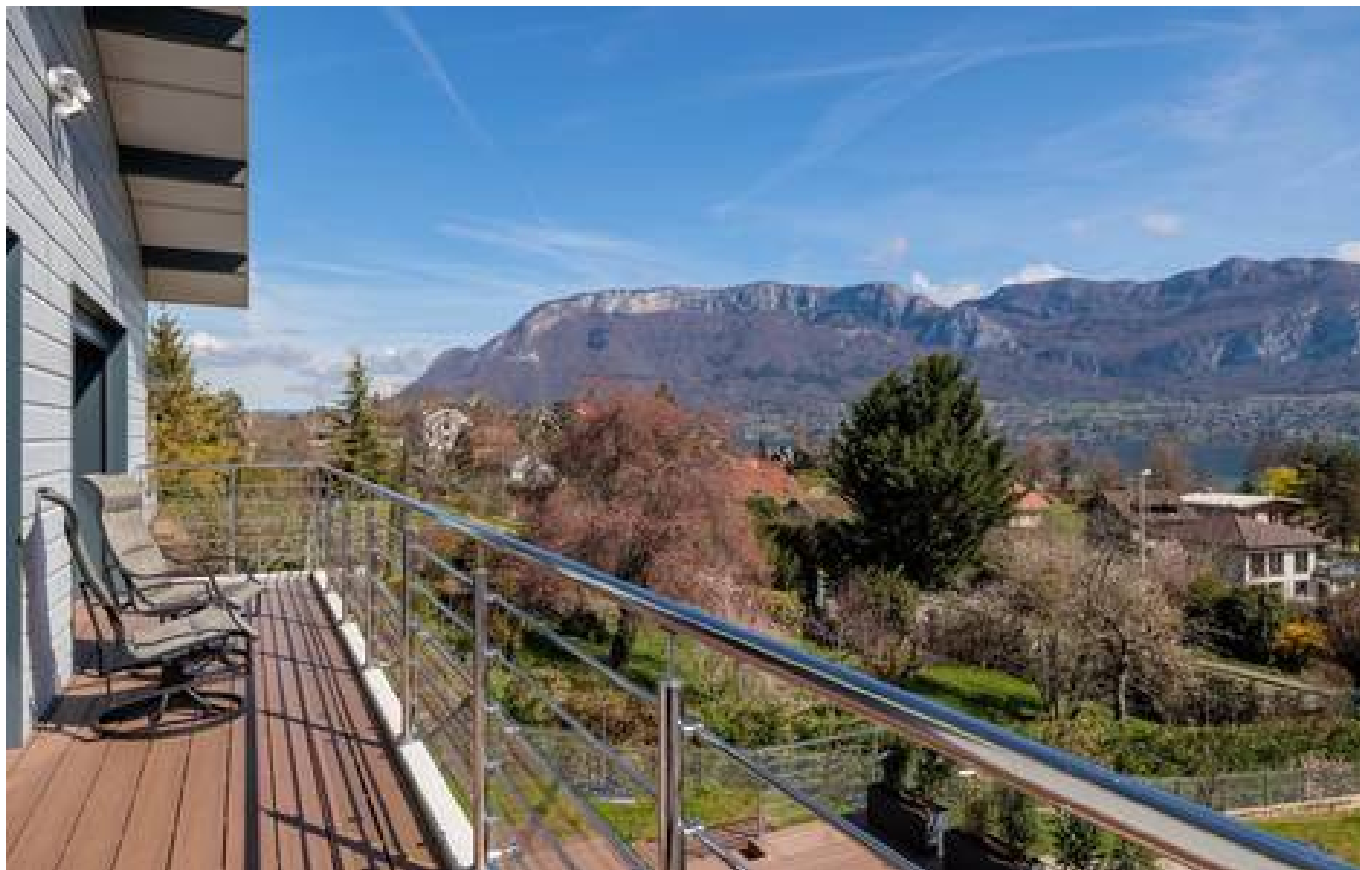


LAKE ANNECY - WEST SHORE - LAKE AND MOUNTAINS VIEW

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SELLING PRICE : 1 820 000 €

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9 BIS AVENUE D'ALBIGNY, 74000 ANNECY  
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NON-CONTRACTUAL INFORMATION

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ARCACHON BAY - PERIGORD - PROVENCE - FRENCH RIVIERA - SAINT TROPEZ - CORSICA - COURCHEVEL - MEGEVE

## DESCRIPTION

On the west bank of Lake Annecy, just ten minutes' walk from the lake, this villa set in grounds of 1,179 m<sup>2</sup> offers exceptional panoramic views of the lake and mountains. Built over three levels and recently renovated, its surface area of 282 m<sup>2</sup> under the Carrez law (335 m<sup>2</sup> of floor space) will soon benefit from air conditioning.

The ground floor comprises an entrance hall, XXL master suite with double dressing room, bathroom and toilet. An open-plan kitchen opens onto a living/dining room of over 50 m<sup>2</sup> with access to a terrace. A double garage completes this level. Numerous outdoor parking spaces are available throughout the property.

On the first floor, a mezzanine offers plenty of space to create any desired living area. It is currently being converted into an "office-library".

On the garden level leading onto a 2nd terrace, a F2 flat has been converted with private access. It comprises a bedroom, shower room, separate toilet, living room and fitted kitchen. There is a second independent bedroom on this level, as well as a laundry room, a cellar and a games room.

The grounds can accommodate a swimming pool.

Just ten minutes from Annecy town centre and 500 m from the lake and shops in SEVRIER. 50 minutes from Geneva.

Translated with DeepL.com (free version)

## CARACTÉRISTIQUES

Type of property : House / Villa / Chalet	Fees : -	Surface : 282 m <sup>2</sup>
Land area (m <sup>2</sup> ) : 1,179 m <sup>2</sup>	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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