

LAKE ANNECY - WEST SHORE - LAKE AND MOUNTAINS VIEW



SELLING PRICE : 1 820 000 €

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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

On the west bank of Lake Annecy, just ten minutes' walk from the lake, this villa set in grounds of 1,179 m2 offers exceptional panoramic views of the lake and mountains. Built over three levels and recently renovated, its surface area of 282 m2 under the Carrez law (335 m2 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 m2 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	Fees : -	Surface : 282 m ²
Land area (m2) : 1,179 m ²	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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