



listing



Agenten-Info

Name:	ArKadia
Name der Firma:	
Land:	Vereinigtes Königreich
Telefon:	
Sprachen:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

Anzeigen-Details

Immobilie für:	Kaufen
Preis:	USD 1,101,794.76

Standort

Land:	Frankreich
Staat/Region/Provinz:	Auvergne-Rhone-Alpes
Stadt:	Annecy
Postleitzahl:	74600
Veröffentlicht:	15.08.2025

Beschreibung:

Located in an exceptional setting, this detached house stands out for its authenticity, generous living spaces, and immaculate condition.

A true favorite for those who appreciate peace, comfort, and nature - just steps from Annecy.

Built on a beautifully landscaped 2,504 m2 plot, the house offers a spacious and thoughtfully designed layout:

- Bright living area with direct access to the garden
- 4 spacious bedrooms
- 1 separate office, ideal for remote work, and a fitness room
- Large garage with workshop, cellar, storage areas, and indoor parking

High-quality technical features:

Oil heating with a low-temperature boiler (2016) in perfect condition and up to code, recent pellet stove (2021), thermodynamic water heater (2019), efficient insulation, and aluminum windows with thermal break double glazing. No electrical anomalies and no presence of asbestos.

Prime location:

- 1 minute from the Annecy-Geneva motorway entrance
- 35 minutes from the Swiss border, 40 minutes from downtown Geneva



- Less than 10 minutes from Annecy city center
- 10 minutes from Annecy Hospital

A rare property in a privileged environment. Ideal for a family or a high-end primary residence.

Allgemein

Schlafzimmer:	4
Badezimmer:	2
Fertige m ² :	185 m ²
Grundstücksgröße:	2514 m ²

Zimmerdetails

Zimmer insgesamt:	5
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Gebäudedetails

Anzahl der Garagen:	1
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Mietbedingungen

Verfügbar ab:

Zusätzliche Informationen

URL der Website:	http://www.arkadia.com/SEQD-T29227/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM
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Kontaktinformation

IMLIX ID:	hh-15758113
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