



## 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 1,568,966.47

### Standort

Land:	Frankreich
Staat/Region/Provinz:	Auvergne-Rhone-Alpes
Stadt:	Annecy
Postleitzahl:	74350
Veröffentlicht:	15.09.2025

### Beschreibung:

Contemporary Villa with Pool for Sale near Annecy and Switzerland – Villy-le-Pelloux

With its clean architectural lines and striking design, this contemporary villa stands out as a statement of modern elegance. Every facade has been conceived as a unique architectural composition, with vertical volumes, wide sliding glass openings, and a flat roof defining its resolutely contemporary style.

### Bright & Refined Interiors

The heart of the home unfolds in a 43 m<sup>2</sup> living and dining area with open kitchen, bathed in natural light and designed for seamless flow. A central concrete staircase, an architectural feature in itself, leads upstairs to the private quarters.

### The upper level includes:

Three bedrooms, including a master suite

A dedicated fitness room

A practical laundry room

This layout combines aesthetic appeal with everyday functionality, creating a living environment where design meets comfort.

### Outdoor Living as Architecture

Extending directly from the living room, the suspended swimming pool is more than just a leisure feature



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— it is conceived as a bold architectural statement. Framed by open views, it epitomizes the art of contemporary outdoor living.

## Location Advantages

Prime setting in Villy-le-Pelloux

Just 10 minutes from Annecy and its world-famous lake

Only 20 minutes from Switzerland and Geneva

Ideal for cross-border professionals or as a luxury second home in Haute-Savoie

## Key Features

- Contemporary villa with striking architecture in Villy-le-Pelloux
- 43 m<sup>2</sup> open-plan living/dining/kitchen area with fluid circulation
- Concrete staircase centerpiece
- 3 bedrooms including a master suite
- Fitness room & laundry
- Suspended swimming pool as an architectural highlight

Prime location near Annecy (10 min) and Geneva/Switzerland (20 min)

A rare opportunity to acquire a contemporary designer villa near Annecy and the Swiss border, combining bold architecture with refined modern living.

Located just 10 minutes from Annecy and 20 minutes from the Swiss border, Villy-le-Pelloux enjoys a privileged position in the heart of Haute-Savoie. Surrounded by Alpine landscapes, lakes, and vineyards, the area offers both the tranquility of a village setting and immediate access to international hubs. With its proximity to Annecy — known as the “Venice of the Alps” — and the dynamic Geneva region, Villy-le-Pelloux has become highly sought-after for its blend of natural beauty, refined lifestyle, and cross-border accessibility.

Contact us today to arrange a private viewing of this exceptional property in Villy-le-Pelloux.

## Allgemein

Schlafzimmer:	4
Badezimmer:	2
Fertige m <sup>2</sup> :	152 m <sup>2</sup>
Grundstücksgröße:	416 m <sup>2</sup>

## Zimmerdetails

Zimmer insgesamt:	6
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## Gebäudedetails

Parkplatz:	Ja
Außen-Ausstattung:	Pool

## Mietbedingungen



Verfügbar ab:

## **Zusätzliche Informationen**

URL der Website: [http://www.arkadia.com/SEQD-T29591/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/SEQD-T29591/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## **Kontaktinformation**

IMLIX ID: hh-15920807

