



## 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 3,634,003.22

#### Standort

Land:	Frankreich
Staat/Region/Provinz:	Auvergne-Rhone-Alpes
Stadt:	Annecy
Postleitzahl:	74000
Veröffentlicht:	24.02.2026

#### Beschreibung:

Situated above the center of Annecy, this contemporary villa boasts postcard-perfect views of the lake and surrounding mountain range.

Thanks to its large bay windows, it is bathed in light all day long! The 95 m<sup>2</sup> living area includes a lounge, dining room and fully-equipped modern kitchen with central island and wine cellar for maximum conviviality. From this level, you can access a terrace facing the lake.

On the garden level, you'll enjoy a master suite with dressing room, bathroom (with bath and shower) and toilet. Two further bedrooms, each with its own shower room, WC and fitted closet, complete the sleeping area. A storage room, used as a laundry room, is also located on this level and could be converted into an additional bedroom or office. All bedrooms open onto a terrace and garden.

This contemporary 2022 house has been designed with an ecological approach. Thanks to its green roof, it blends perfectly into its environment. Its design, heat pump heating with underfloor cooling and insulation have earned it an A rating in terms of DPE.

Top-of-the-range materials, a modern, fully-equipped kitchen, contemporary bathrooms, solid parquet flooring, a large wine cellar and a secure, gated property make this an exceptional property in the Annecy area.



The house is set on a 2,850 m<sup>2</sup> plot of land, in the heart of a verdant environment, yet only 1 km from downtown Annecy and its lake.

A double garage of over 31 m<sup>2</sup> and outdoor parking spaces complete the features of this superb villa.

Contact us today to discover more.

## Allgemein

Schlafzimmer:	3
Badezimmer:	3
Fertige m <sup>2</sup> :	191.88 m <sup>2</sup>
Grundstücksgröße:	2850 m <sup>2</sup>

## Zimmerdetails

Zimmer insgesamt:	6
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## Gebäudedetails

Anzahl der Garagen:	1
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## Mietbedingungen

Verfügbar ab:

## Zusätzliche Informationen

URL der Website:	<a href="http://www.arkadia.com/SEQD-T32070/?utm_campaign=multicast&amp;utm_medium=web&amp;utm_source=IMLIX.COM">http://www.arkadia.com/SEQD-T32070/?utm_campaign=multicast&amp;utm_medium=web&amp;utm_source=IMLIX.COM</a>
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## Kontaktinformation

IMLIX ID:	hh-16082660
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