



## listing



### Information de l'agent

Nom:	ArKadia
Nom de compagnie:	
Pays:	Royaume-Uni
Téléphone:	
Langues:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Détails de l'annonce

Propriété à:	Vendre
Prix:	USD 1,568,966.47

### Location

Pays:	France
État/Région/Province:	Auvergne-Rhône-Alpes
Ville:	Annecy
Indicatif régional:	74350
Soumis:	15/09/2025

### Description:

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 m2 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.

### Commun

Chambres:	4
Salle de bains:	2
Pied carré fini:	152 m <sup>2</sup>
Dimesions du lot:	416 m <sup>2</sup>

### Room details

Total rooms:	6
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### Building details

Parking:	Oui
Outdoor Amenities:	Pool

### Lease terms



Date Available:

## **Information additionnelle**

Lien URL du site web: [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)

## **Contact information**

IMLIX ID: hh-15920807

