



## 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 1,303,626.55

#### Location

Pays:	France
État/Région/Province:	Auvergne-Rhône-Alpes
Ville:	Annecy
Indicatif régional:	74000
Soumis:	04/03/2026

#### Description:

In the heart of the sought-after Golden Triangle, in the Le Matignon residence, this 103.75 m<sup>2</sup> apartment enjoys an exceptional location, just a few meters from the lake and close to shops and the old town.

Located on the 3rd floor with elevator, set back from the avenue, it offers a quiet environment while remaining at the foot of everything. Its south-facing aspect provides plenty of natural light throughout the day.

From the living room and covered terrace, the view is unobstructed over the condominium's wooded gardens, with the lake in the background.

Today, the apartment offers a 3-room configuration, with spacious living areas. The 40 m<sup>2</sup> living room opens directly onto the terrace. The kitchen is independent and well-maintained. Each of the two bedrooms has its own private bathroom and storage space. Separate WCs and plenty of storage space complete the layout. The layout makes it easy to envisage the creation of a third bedroom if required.

The property is sound, perfectly maintained and can be brought up to date according to the desires of its future owners.

The property is sold with :

- A large cellar



- A basement garage
- A private outdoor parking space

A rare and particularly sought-after development in this part of Albigny.

For further information or to arrange a viewing contact us today.

## Commun

Chambres:	2
Salle de bains:	2
Pied carré fini:	103.75 m <sup>2</sup>

## Room details

Total rooms:	3
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## Building details

Number of Garages:	1
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## Lease terms

Date Available:

## Information additionnelle

Lien URL du site web: [http://www.arkadia.com/SEQD-T32211/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/SEQD-T32211/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: hh-16092292

