



## listing



### Ügynök információ

|            |                                                                                                  |
|------------|--------------------------------------------------------------------------------------------------|
| Név:       | ArKadia                                                                                          |
| Cégnév:    |                                                                                                  |
| Ország:    | United Kingdom                                                                                   |
| Telefon:   |                                                                                                  |
| Languages: | Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish |

### Hirdetés részletei

|           |                  |
|-----------|------------------|
| Ingatlan: | Eladó            |
| Ár:       | USD 1,381,615.65 |

### Elhelyezkedés

|                        |                      |
|------------------------|----------------------|
| Ország:                | France               |
| Állam/Régió/Tartomány: | Auvergne-Rhone-Alpes |
| Város:                 | Annecy               |
| Írányítószám:          | 74940                |
| Feladta:               | 2025. 07. 29.        |
| Leírás:                |                      |

Located in the heart of the sought-after Albigny district, discover this stunning ground-floor apartment of approximately 117.84 m2 in a small, high-end condominium built in 2019.

An ideal setting combining modern comfort with a prime location, just steps from the lake and local amenities.

#### A Bright and Functional Interior

The entrance with built-in storage leads to a 50 m2 living area, including a spacious lounge, dining room, and open-plan equipped kitchen. This space opens onto an 18 m2 terrace and a private 12 m2 garden, perfect for enjoying sunny days.

On the night side, 4 generously sized bedrooms (ranging from 8.69 to 14 m2) provide ample comfort for family or guests. A bathroom, a shower room, and a separate WC complete this property.

#### High-Quality Features

Solid oak flooring (except in wet rooms).

Secured 17.16 m2 garage with motorized door and electric outlet.

3.56 m2 cellar.

Electric roller shutters.

#### A Prime Location



Less than 300 meters from the lake, this apartment offers a peaceful environment while remaining close to shops, schools, and public transport (bus stop within 100 meters).

For additional information or to schedule a visit us today.

## Gyakori

|                    |          |
|--------------------|----------|
| Hálósobák:         | 4        |
| Fürdőszobák:       | 2        |
| Kész négyzetméter: | 117.6 nm |
| Telekméret:        | 35 nm    |

## Room details

|              |   |
|--------------|---|
| Total rooms: | 5 |
|--------------|---|

## Building details

|                    |   |
|--------------------|---|
| Number of Garages: | 1 |
|--------------------|---|

## Lease terms

Date Available:

## További információ

|               |                                                                                                                                                                                                                             |
|---------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Weboldal URL: | <a href="http://www.arkadia.com/SEQD-T29039/?utm_campaign=multicast&amp;utm_medium=web&amp;utm_source=IMLIX.COM">http://www.arkadia.com/SEQD-T29039/?utm_campaign=multicast&amp;utm_medium=web&amp;utm_source=IMLIX.COM</a> |
|---------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

## Contact information

|           |             |
|-----------|-------------|
| IMLIX ID: | hh-15870439 |
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