



listing



Informazioni sull'Agente

Nome:	ArKadia
Nome della ditta:	
Nazione:	United Kingdom
Telefono:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	USD 1,101,794.76

Posizione

Nazione:	France
Stato / Regione / Provincia:	Auvergne-Rhone-Alpes
Città:	Annecy
Cap:	74600
Pubblicato:	15/08/2025

Descrizione:

Located in an exceptional setting, this detached house stands out for its authenticity, generous living spaces, and immaculate condition.

A true favorite for those who appreciate peace, comfort, and nature - just steps from Annecy.

Built on a beautifully landscaped 2,504 m2 plot, the house offers a spacious and thoughtfully designed layout:

- Bright living area with direct access to the garden
- 4 spacious bedrooms
- 1 separate office, ideal for remote work, and a fitness room
- Large garage with workshop, cellar, storage areas, and indoor parking

High-quality technical features:

Oil heating with a low-temperature boiler (2016) in perfect condition and up to code, recent pellet stove (2021), thermodynamic water heater (2019), efficient insulation, and aluminum windows with thermal break double glazing. No electrical anomalies and no presence of asbestos.

Prime location:

- 1 minute from the Annecy-Geneva motorway entrance
- 35 minutes from the Swiss border, 40 minutes from downtown Geneva



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- Less than 10 minutes from Annecy city center
 - 10 minutes from Annecy Hospital

A rare property in a privileged environment. Ideal for a family or a high-end primary residence.

Comune

Camere da letto:	4
Bagni:	2
Finito piedi quadrati:	185 mq
Dimensione del lotto:	2514 mq

Room details

Total rooms:	5
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Building details

Number of Garages:	1
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Lease terms

Date Available:

Informazioni aggiuntive

URL del sito:	http://www.arkadia.com/SEQD-T29227/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM
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Contact information

IMLIX ID:	hh-15758113
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