



## listing



### Agent Info

Naam:	ArKadia
Bedrijfsnaam:	
Mistlampen:	United Kingdom
Telefoon:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Advertentie details

Vastgoed voor:	Koop
Prijs:	USD 2,243,230.81

### Locatie

Aanbevolen Auto Onderdelen:	France
Staat/Regio/Pronvincie:	Auvergne-Rhone-Alpes
Plaats:	Annecy
Postcode:	74940
Geplaatst:	02-07-2025
Omschrijving:	

Be captivated by this magnificent renovated house of 173 m2 (total surface area), ideally located in Annecy-le-Vieux, just a stone's throw from the lake and the charming Petit Port neighborhood. It offers a truly unique living environment, combining modern comfort with peaceful surroundings.

On the ground floor, enjoy a vast living room bathed in natural light thanks to its large picture windows, opening onto a sunny terrace and garden—perfect for relaxing or entertaining. The open, fully equipped kitchen with its dining area invites you to share convivial moments by the fireplace. This level also includes a master suite complete with custom-made walk-in closet and private shower room. A practical pantry/laundry room and separate guest toilet complete this floor.

Upstairs, you'll find a secondary living space with a cosy TV lounge, ideal for family movie nights. There are also three beautiful, bright bedrooms, a modern bathroom, and a separate toilet.

Outside, an automatic gate provides access to two private parking spaces, ensuring maximum comfort and security.

### Highlights:

- Immediate proximity to Lake Annecy
- Quiet, highly sought-after neighborhood
- High-end finishes throughout
- Entirely renovated house



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- Sunny garden and terrace

Don't miss this rare opportunity to live in an idyllic setting, just steps from the lake and all amenities.

## Algemeen

Slaapkamers:	4
Badkamers:	2
Afgewerkte vierkante meter:	142 m <sup>2</sup>
Lot Afmeting:	314 m <sup>2</sup>

## Building details

Number of Garages:	1
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## Lease terms

Date Available:

## Additionele informatie

Website URL:	<a href="http://www.arkadia.com/SEQD-T28679/?utm_campaign=multicast&amp;utm_medium=web&amp;utm_source=IMLIX.COM">http://www.arkadia.com/SEQD-T28679/?utm_campaign=multicast&amp;utm_medium=web&amp;utm_source=IMLIX.COM</a>
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## Contact information

IMLIX ID:	hh-15841166
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