



## 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 3,634,003.22

### Locatie

Aanbevolen Auto Onderdelen:	France
Staat/Regio/Pronvincie:	Auvergne-Rhone-Alpes
Plaats:	Annecy
Postcode:	74000
Geplaatst:	24-02-2026

### Omschrijving:

Situated above the center of Annecy, this contemporary villa boasts postcard-perfect views of the lake and surrounding mountain range.

Thanks to its large bay windows, it is bathed in light all day long! The 95 m<sup>2</sup> living area includes a lounge, dining room and fully-equipped modern kitchen with central island and wine cellar for maximum conviviality. From this level, you can access a terrace facing the lake.

On the garden level, you'll enjoy a master suite with dressing room, bathroom (with bath and shower) and toilet. Two further bedrooms, each with its own shower room, WC and fitted closet, complete the sleeping area. A storage room, used as a laundry room, is also located on this level and could be converted into an additional bedroom or office. All bedrooms open onto a terrace and garden.

This contemporary 2022 house has been designed with an ecological approach. Thanks to its green roof, it blends perfectly into its environment. Its design, heat pump heating with underfloor cooling and insulation have earned it an A rating in terms of DPE.

Top-of-the-range materials, a modern, fully-equipped kitchen, contemporary bathrooms, solid parquet flooring, a large wine cellar and a secure, gated property make this an exceptional property in the Annecy area.

The house is set on a 2,850 m<sup>2</sup> plot of land, in the heart of a verdant environment, yet only 1 km from



downtown Annecy and its lake.

A double garage of over 31 m<sup>2</sup> and outdoor parking spaces complete the features of this superb villa.

Contact us today to discover more.

## **Algemeen**

Slaapkamers:	3
Badkamers:	3
Afgewerkte vierkante meter:	191.88 m <sup>2</sup>
Lot Afmeting:	2850 m <sup>2</sup>

## **Room details**

Total rooms:	6
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## **Building details**

Number of Garages:	1
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## **Lease terms**

Date Available:

## **Additionele informatie**

Website URL: [http://www.arkadia.com/SEQD-T32070/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/SEQD-T32070/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## **Contact information**

IMLIX ID: hh-16082660

