



## listing



### Agent Info

Name:	ArKadia
Company Name:	
Country:	United Kingdom
Phone:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Listing details

Property for:	Sale
Price:	USD 1,445,741.27

### Location

Country:	France
State/Region/Province:	Auvergne-Rhone-Alpes
City:	Annecy
ZIP code:	74410
Posted:	Jun 28, 2025

### Description:

Elegant Detached Home in the Heart of Saint-Jorioz – Prestigious Village on Lake Annecy

Located in the charming village center of Saint-Jorioz, renowned for its idyllic setting on the shores of Lake Annecy, this refined detached house of 185 m2 offers a perfect blend of village life and tranquil surroundings. Positioned on a generous 1,367 m2 plot within a quiet area, the property benefits from proximity to all amenities within easy walking distance.

The ground floor presents a welcoming entrance opening onto a spacious living and dining room—an inviting space for both intimate gatherings and elegant entertaining. A separate, fully fitted kitchen complements the living area, alongside a practical utility room and laundry space. This level also includes a comfortable bedroom with a private shower room, separate WC, and direct access to the double garage, combining functionality with comfort.

Upstairs, a versatile hallway leads to a TV/game room, four bedrooms, two bathrooms, and an attic, providing ample space for family living or guest accommodation.

This residence offers a peaceful retreat within the vibrant village environment of Saint-Jorioz, allowing residents to enjoy the serene lifestyle and natural beauty of the Lake Annecy region just moments away.

### Key Features



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- Detached 185 m2 house in central Saint-Jorioz village, a lakeside community
  - Generous 1,367 m2 plot in a quiet, convenient neighborhood
  - Spacious living/dining room with separate fitted kitchen
  - Ground floor bedroom with private shower room and separate WC
  - Upstairs TV/game room, 4 bedrooms, 2 bathrooms, and attic space
  - Double garage with direct access
  - Walking distance to village amenities and lake access points

Discover refined village living in one of the most coveted communities on Lake Annecy.

Contact us to arrange a confidential viewing of this exclusive property.

Further details available upon qualified request.

## Common

Bedrooms:	5
Bathrooms:	3
Finished sq. ft.:	185 sq m
Lot Size:	1367 sq m

## Room details

Total rooms:	6
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## Building details

Number of Garages:	1
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## Lease terms

Date Available:

## Additional information

Website URL:	<a href="http://www.arkadia.com/SEQD-T28442/?utm_campaign=multicast&amp;utm_medium=web&amp;utm_source=IMLIX.COM">http://www.arkadia.com/SEQD-T28442/?utm_campaign=multicast&amp;utm_medium=web&amp;utm_source=IMLIX.COM</a>
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## Contact information

IMLIX ID:	hh-15824702
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