



## 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 1,381,615.65

### Location

Country: France  
State/Region/Province: Auvergne-Rhone-Alpes  
City: Annecy  
ZIP code: 74940  
Posted: Jul 29, 2025

### Description:

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.

## Common

Bedrooms:	4
Bathrooms:	2
Finished sq. ft.:	117.6 sq m
Lot Size:	35 sq m

## Room details

Total rooms:	5
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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-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>
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## Contact information

IMLIX ID:	hh-15870439
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