



## 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 1,101,794.76

### Location

Country:	France
State/Region/Province:	Auvergne-Rhone-Alpes
City:	Annecy
ZIP code:	74600
Posted:	Aug 15, 2025

### Description:

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.

## Common

Bedrooms:	4
Bathrooms:	2
Finished sq. ft.:	185 sq m
Lot Size:	2514 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-T29227/?utm_campaign=multicast&amp;utm_medium=web&amp;utm_source=IMLIX.COM">http://www.arkadia.com/SEQD-T29227/?utm_campaign=multicast&amp;utm_medium=web&amp;utm_source=IMLIX.COM</a>
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## Contact information

IMLIX ID:	hh-15758113
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