



## 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 1,303,626.55

#### Location

Country: France  
State/Region/Province: Auvergne-Rhone-Alpes  
City: Annecy  
ZIP code: 74000  
Posted: Mar 04, 2026

#### Description:

In the heart of the sought-after Golden Triangle, in the Le Matignon residence, this 103.75 m2 apartment enjoys an exceptional location, just a few meters from the lake and close to shops and the old town.

Located on the 3rd floor with elevator, set back from the avenue, it offers a quiet environment while remaining at the foot of everything. Its south-facing aspect provides plenty of natural light throughout the day.

From the living room and covered terrace, the view is unobstructed over the condominium's wooded gardens, with the lake in the background.

Today, the apartment offers a 3-room configuration, with spacious living areas. The 40 m2 living room opens directly onto the terrace. The kitchen is independent and well-maintained. Each of the two bedrooms has its own private bathroom and storage space. Separate WCs and plenty of storage space complete the layout. The layout makes it easy to envisage the creation of a third bedroom if required.

The property is sound, perfectly maintained and can be brought up to date according to the desires of its future owners.

The property is sold with :  
- A large cellar



- A basement garage
- A private outdoor parking space

A rare and particularly sought-after development in this part of Albigny.

For further information or to arrange a viewing contact us today.

### **Common**

Bedrooms:	2
Bathrooms:	2
Finished sq. ft.:	103.75 sq m

### **Room details**

Total rooms:	3
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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-T32211/?utm_campaign=multicast&amp;utm_medium=web&amp;utm_source=IMLIX.COM">http://www.arkadia.com/SEQD-T32211/?utm_campaign=multicast&amp;utm_medium=web&amp;utm_source=IMLIX.COM</a>
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### **Contact information**

IMLIX ID:	hh-16092292
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