

BARNES ANNECY - ANNECY CITY CENTER - EXCEPTIONAL APARTMENT WITH  
LAKE AND MOUNTAIN VIEWS



SELLING PRICE : 1 850 000 €

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EXCLUSIVE RIGHTS

9 BIS AVENUE D'ALBIGNY, 74000 ANNECY  
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## DESCRIPTION

Halfway between the Lake and the city center. This 5-room apartment bordered by a 278m<sup>2</sup> terrace benefits from an exceptional view of the lake and the mountains.

A contemporary design with its large bay windows, its volumes as well as the quality of its services. It offers a privileged living environment where comfort, calm and brightness reign. Its multiple exterior accesses with breathtaking views make it a unique property.

Equipped with home automation, air conditioning and a geothermal heating system, this 104,31 m<sup>2</sup> apartment (Carrez Law) is composed as follows:

Entrance, bathroom, separate toilet, fitted kitchen open to the dining room/living room with a surface area of more than 50 m<sup>2</sup>, 3 bedrooms including a master suite with bathroom/WC, plenty of storage space.

A double garage and a cellar complete this property.

Monthly share of charges: €330 (including heating and hot water)

No procedure in progress

Number of lots in the co-ownership : 35

Information on the risks to which this property is exposed is available on the site: <https://www.georiques.gouv.fr/>

## CARACTÉRISTIQUES

Type of property : Apartment	Fees : -	Surface : 104 m <sup>2</sup>
Land area (m2) : -	Bedrooms : 3	Annual charges : -
Balcony Surface : -	Elevator : Yes	Swimming pool : No
Number of lots : -	* Fees chargeable : Seller	Terms tenant loads : -
Price of the discounted value : -	Monthly rent : -	

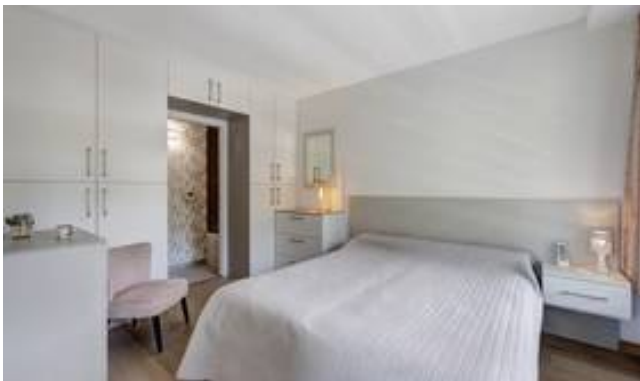
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NON-CONTRACTUAL INFORMATION

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