

BARNES ANNECY - WEST BANK - LARGE LUXURY COUNTRYSIDE PROPERTY

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SELLING PRICE : 3 500 000 €

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EXCLUSIVE RIGHTS

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9 BIS AVENUE D'ALBIGNY, 74000 ANNECY  
74000 ANNECY



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## DESCRIPTION

Exclusive. Situated in the heart of its 3300 M2 landscaped gardens, this character property has been recently renovated by an architect in a contemporary italian style. Situated in a natural yet quiet environment, the property is near amenities.

The main buiding with its 400M2 living space, has a large reception area with a large living room, a dining room which opens onto a garden and terrace, open-plan kitchen with breakfast bar. The sleeping quarters with 4 bedroom, a parental suite with walk in wardrobe, bathroom, 2 shower rooms.

The outbuldings include a guest house with living room, shower room, sauna and bedroom. Heated swimming pool with pool house. A double garage, caport, and automatic gate complete this property.

1 hour from Geneva and international airport. 800M2 from lake, close to shops and schools.

## CARACTÉRISTIQUES

Type of property : House / Villa / Chalet	Fees : -	Surface : 400 m <sup>2</sup>
Land area (m2) : 3,300 m <sup>2</sup>	Bedrooms : 6	Annual charges : -
Balcony Surface : -	Elevator : No	Swimming pool : Yes
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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