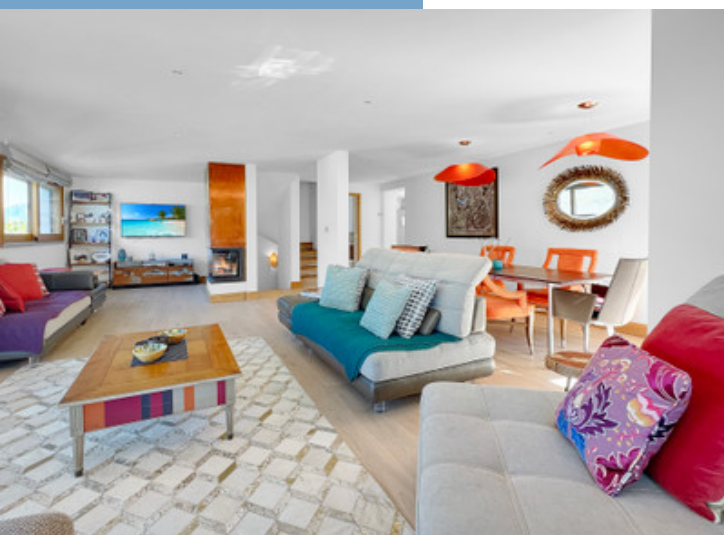
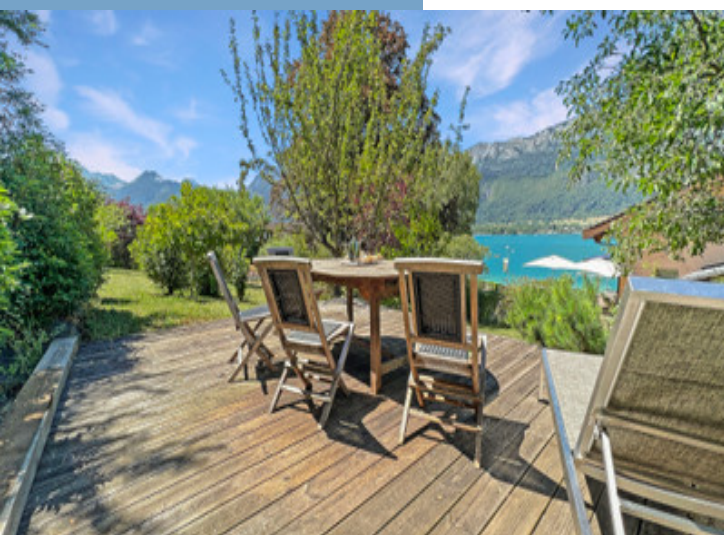




RARE, LAKESIDE VILLA, WITH MAGNIFICENT VIEWS OVER MOUNTAINS AND THE WATERS OF LAKE ANNECY

RARE, LAKESIDE VILLA,
WITH MAGNIFICENT
VIEWS OVER MOUNTAINS
AND THE WATERS OF
LAKE ANNECY ...



PROPERTY FACT FILE	
REFERENCE	A15575
PRICE	€ 1,999,995 £ 1,716,796* <small>*agency fees to be paid by the seller</small>
BEDROOM	4
BATHROOM	2
ACCOMMODATION	195 m²
LAND	934 m²
TOWN	Annecy
DEPARTMENT	Haute_Savoie
LOCATION	0-2KM to amenities
TYPE	Maison de Vacances, Family Home
CONDITION	
FEATURES	Electricity on site, Garage, Private parking
<small>*Price based on current exchange rate which is subject to change</small>	



- Just 17 kms from Annecy and 5kms from Talloires
- Public Pontoon mooring
- Private driveway with plenty of parking
- Designer Kitchen with granite work surfaces
- Access to both Aravis and 3 Valleys Ski stations

RARE, LAKESIDE VILLA,
WITH MAGNIFICENT
VIEWS OVER MOUNTAINS
AND THE WATERS OF
LAKE ANNECY ...

Ref : AI5575

Beautiful villa on the shore of Lake Annecy with pontoon mooring and uninterrupted views across the lake with beautiful sunshine exposure etc....

This delightful house built in 1972 with a complete renovation 10 years ago and a kitchen extension in 2016. It offers a perfect blend of

DESCRIPTIF

This beautiful lakeside villa with private boat mooring sounds like a dream property. Here's the detailed description of its features and amenities:

Kitchen 21m2

Open plan sitting room 52m2

Tv corner with chimney 8m2

Master bedroom 21m2 + dressing 7m2

Bedroom 2 10.50m2

Shower room 8.50 m2

Bedroom 3 13m2

Bedroom 4 13m2

Shower room 5.m2

Cinema 18m2

Garage 30m2 + 9m2

Cave

The villa is situated on the quieter end of Lake Annecy, offering unrivaled views over its turquoise waters.

Originally built in 1972, the house has undergone significant renovations and extensions over the years, with the latest reconstruction completed just a decade ago in 2016.

The property comes with a numbered mooring on the pontoon, which can accommodate a 7.5-meter boat. There is also a dossier to reinstate a private pontoon.

The house provides easy access to popular ski resorts, including the 3 Valleys, Megève, and Les Aravis, making it an ideal year-round location. Whether you're looking for a permanent residence or a holiday home, this property suits both purposes.

High-Quality Fixtures: The villa boasts top-quality fixtures and fittings, including engineered wood flooring with underfloor heating on the ground floor, Hans Grohe, Axor by Starck, Duravit Starck, and Lutron electrical fittings.

The ground floor features a large entry hall, two double bedrooms, a shower room, a cinema room, and a two-car garage.

The first floor comprises an open-plan sitting room, dining area, and TV corner with a

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/AI5575>

COMPLETE FILE AND PHOTO ON REQUEST



LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE

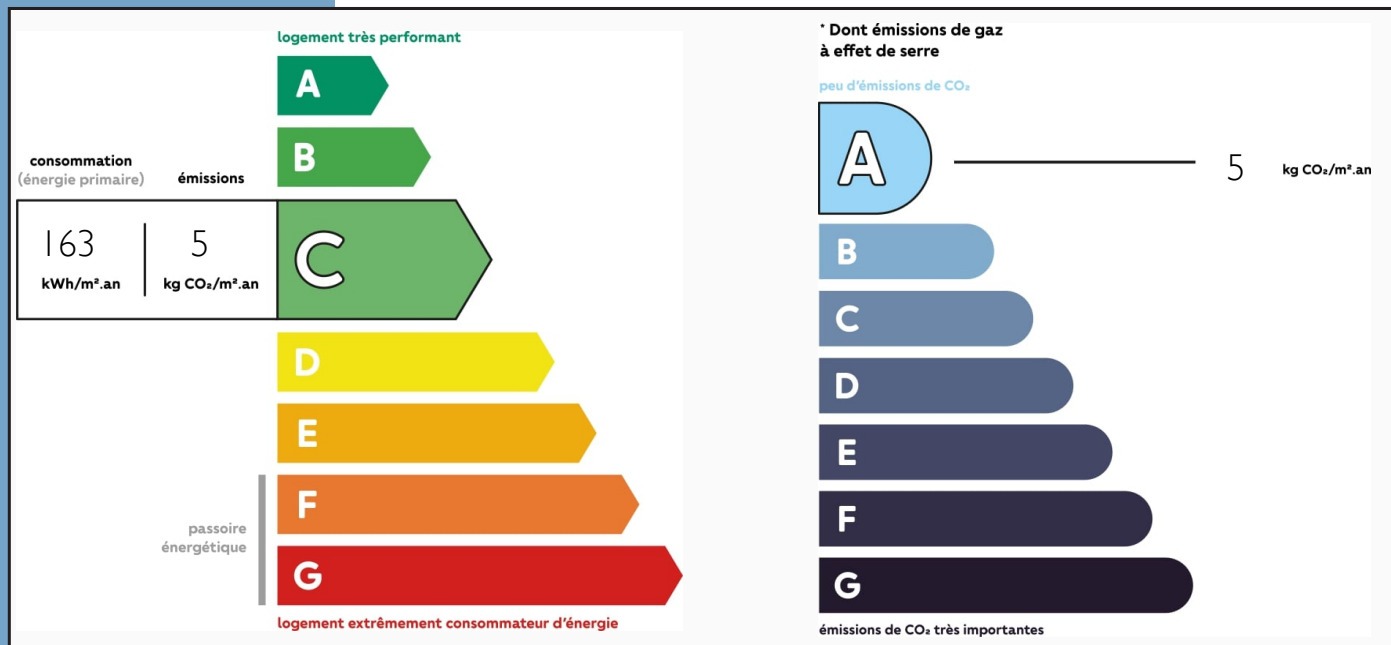
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: prestige@leggett.fr

RARE, LAKESIDE VILLA, WITH
MAGNIFICENT VIEWS OVER
MOUNTAINS AND THE
WATERS OF LAKE ANNECY ...

Information about risks to which this property is exposed is available on the Géorisques website :
<https://www.georisques.gouv.fr/>

Ref : AI5575

ENERGIE-DPE



NOTICE

Leggetts, their client and any joint agents give notice that:

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2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

CONTACT

Réf : AI5575
FILE COMPLETE
AND PHOTOS
ON REQUEST

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