



## 2 LUXURY NEW-BUILD HOMES IN A QUIET ENCLAVE, 30 SECONDS WALK TO A SECLUDED BEACH AND MOORINGS ON LAKE ANNECY

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PROPERTY FACT FILE	
REFERENCE	A27573MAS74
PRICE	€ 1,780,000 £ 0* *agency fees to be paid by the seller
BEDROOM	5
BATHROOM	5
ACCOMMODATION	180 m <sup>2</sup>
LAND	800 m <sup>2</sup>
TOWN	Sevrier
DEPARTMENT	
LOCATION	Town property
TYPE	Maison de Vacances, House
CONDITION	
FEATURES	Mains Drains, Lake, Private parking

\*Price based on current exchange rate which is subject to change



- 30 seconds walk to the beach
- 5 star luxury
- Probably the last 2 new-builds possible
- Great rental potential
- Exclusive location

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What3words location: "No longer possible" or at least it should be if you're considering a new-build project so close to the lake. This one took over 6 years from gaining planning permission to finally building the 2 properties which were only finished in late summer 2023  
The new building regulations now mean that no properties can be

## DESCRIPTIF

The larger 3 bed 4 bath property can be bought on its own but if you want to buy just the 2-bed property, you will have to buy both and then I'll be happy to re-sell the bigger one for you afterwards.

### T4 3-bed house

#### Ground floor

- Entrance hallway with cloakroom cupboard and centralised controls for the house systems
- Shower room with WC – 2.5m<sup>2</sup>
- Living room / kitchen – 55m<sup>2</sup> with suspended gas log fireplace and access on to the garden terrace.

#### First floor

- Bedroom 1 – 16m<sup>2</sup> with 4m<sup>2</sup> en-suite shower room /WC and a south facing balcony
- Bedroom 2 - 10m<sup>2</sup> with en-suite shower room and balcony access
- Separate WC with hand basin
- Bedroom 3 – 12m<sup>2</sup> with 3.5m<sup>2</sup> shower/WC and balcony access

### T3 2-bed house

#### Ground floor

- Entrance area with cloakroom cupboard and centralised controls for the house systems
- WC with hand basin – 2.5m<sup>2</sup>
- Living room / kitchen – 30m<sup>2</sup> with suspended gas log fireplace and access on to the garden terrace.

#### First floor

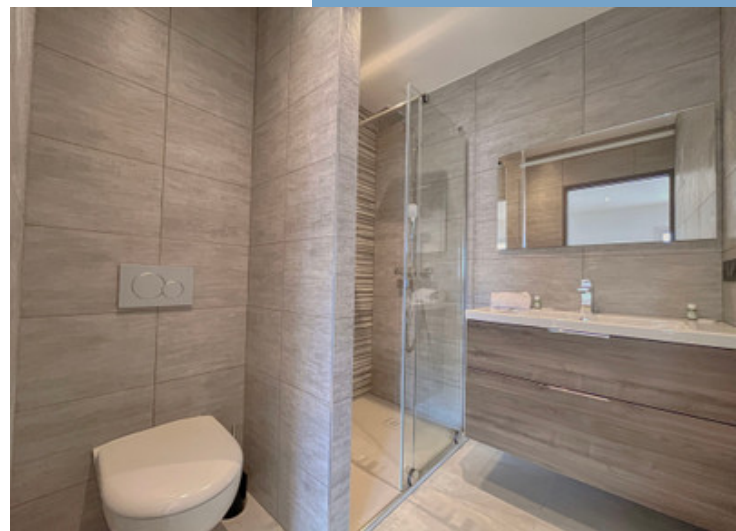
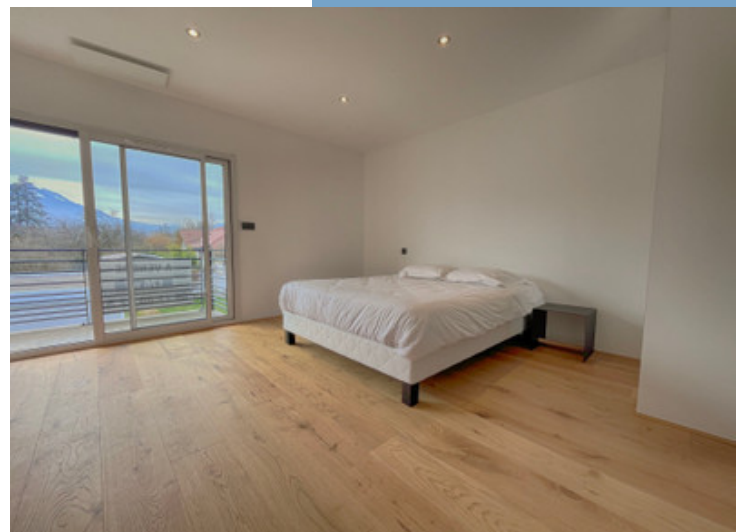
- Bedroom 1 – 10m<sup>2</sup> with built in wardrobe
- Bedroom 2 - 11m<sup>2</sup> with balcony access
- Separate WC with hand basin
- Shower room – 4.5m<sup>2</sup> and with balcony access if feeling adventurous

#### Outside

#### More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A27573MAS74>

COMPLETE FILE AND PHOTO ON REQUEST

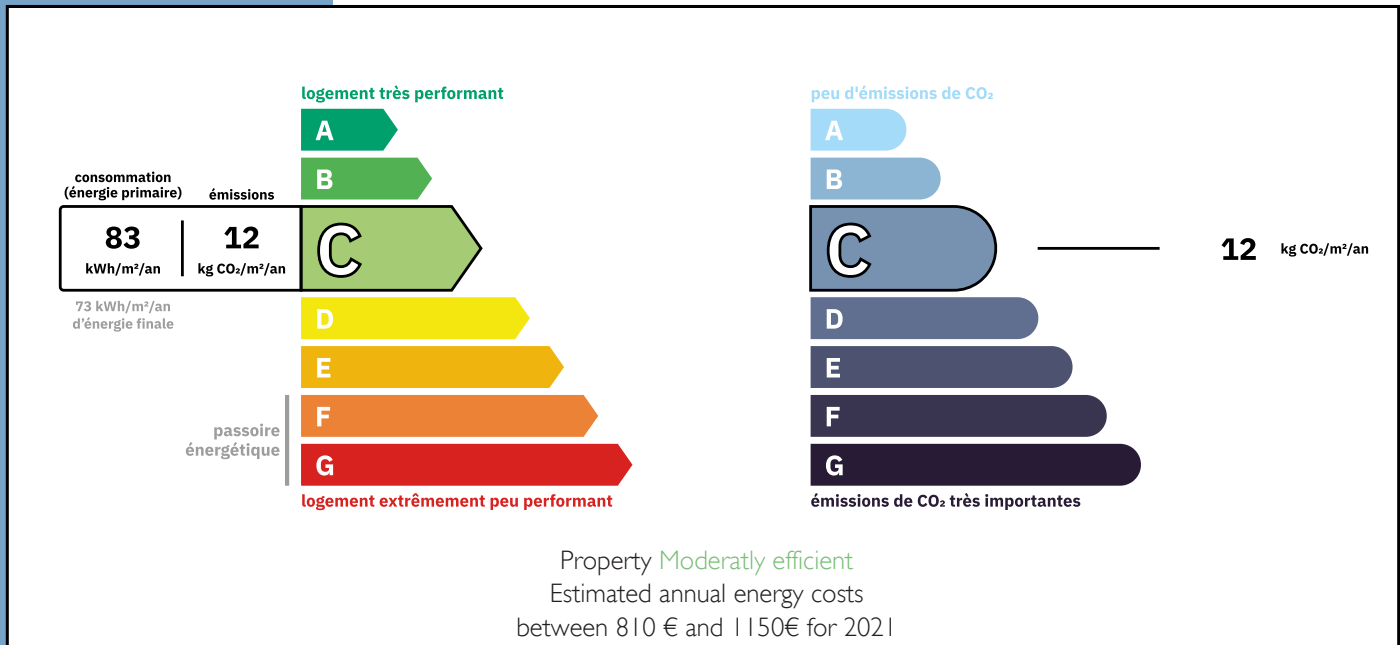


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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr/>

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## ENERGIE-DPE



## NOTICE

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

1: Quoted prices are subject to fluctuations in exchange rates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

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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 : A27573MAS74  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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