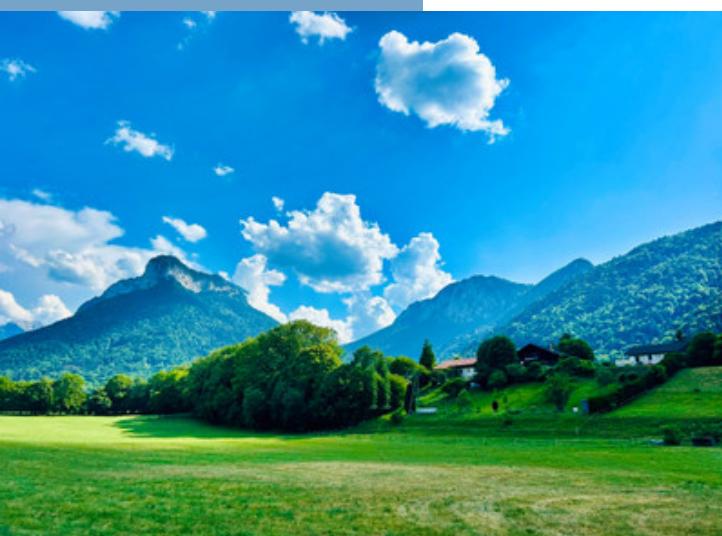




CHARMING FOUR-BEDROOM HOME IN A
PEACEFUL SETTING WITH BREATHTAKING
ALPINE VIEWS, JUST MINUTES FROM LAKE
ANNECY

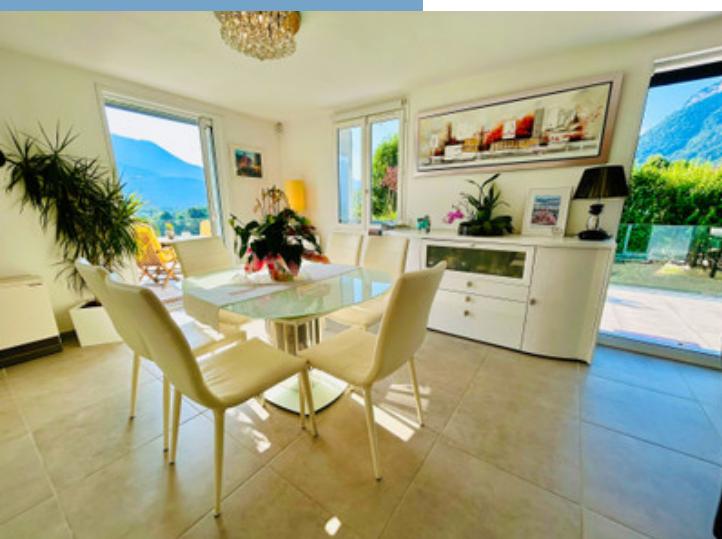
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PROPERTY FACT FILE

REFERENCE	A38254NT74
PRICE	€ 729,000 £ 0* *agency fees to be paid by the seller
BEDROOM	4
BATHROOM	2
ACCOMMODATION	123 m ²
LAND	1033 m ²
TOWN	Lathuile
DEPARTMENT	
LOCATION	50km or less to airport
TYPE	Maison de Vacances, House, Family Home
CONDITION	Good condition
FEATURES	Lake, Detached, Close to ski resort

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



- Panoramic lake and alpine mountain views
- Modern open kitchen-lounge with stunning views
- 4 spacious beds plus option for a 5th room
- 30 m² terrace overlooking established 1,033m² plot
- Near Lake Annecy & world-famous ski resorts

Discover this beautiful four-bedroom home featuring a bright and modern open-plan kitchen and dining area, with breathtaking Alpine views and all-day sunshine from its generous outdoor terrace. Ideally located near the shores of Lake Annecy, this property offers the perfect blend of peace, natural beauty, and accessibility.

DESCRIPTION

This exceptional, light-filled 123m² home is located in the highly desirable and charming commune of Lathuile. Just a short cycle from Lake Annecy and within an hour of several world-famous ski resorts, this home is perfect for both summer and winter living.

Inside, you'll find a bright 40m² open-plan kitchen and lounge, along with four generously sized bedrooms. There is also the option to convert an additional 13m² space into a fifth bedroom if desired. The sun-drenched terrace and garden are ideal for dining and relaxing while enjoying magnificent lake and mountain views.

Lake Annecy offers an outdoor lifestyle for everyone. Whether you enjoy walking, cycling, or hiking in the mountains—or prefer relaxing, swimming, or sailing in its crystal-clear waters—there's something for everyone to enjoy.

Offering a tranquil, rural atmosphere while still being well connected to Annecy town (20 minutes away) and Geneva (just a 55-minute drive), this is a unique opportunity.

Contact me today for more details or to arrange a viewing.

First Floor:

Bedroom 1 - 11 m²

Bedroom 2 + ensuite - 14 m²

Kitchen / Dining & living room - 40 m²

Ground Floor:

Bedroom 3 - 13 m²

Bedroom 4 - 8 m²

Salon 2 - 24 m²

Bathroom - 5 m²

Garage - 18 m²

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

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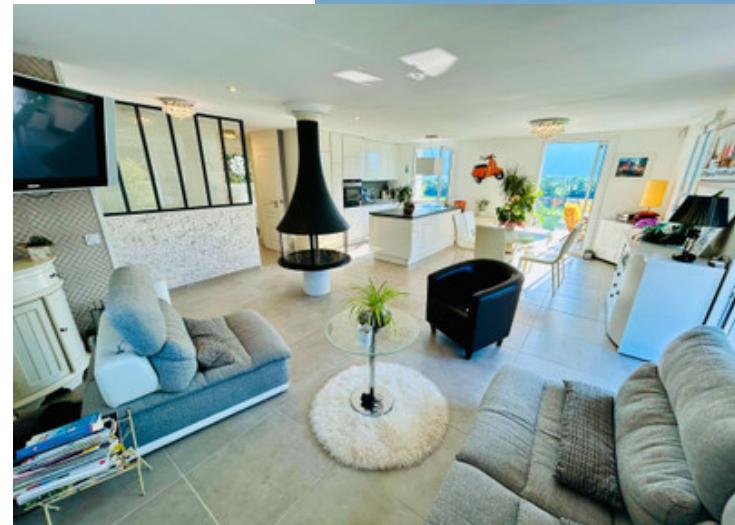
More Online :

<https://leggett prestige.com/luxury-property-for-sale/view/A38254NT74>

COMPLETE FILE AND PHOTO ON REQUEST

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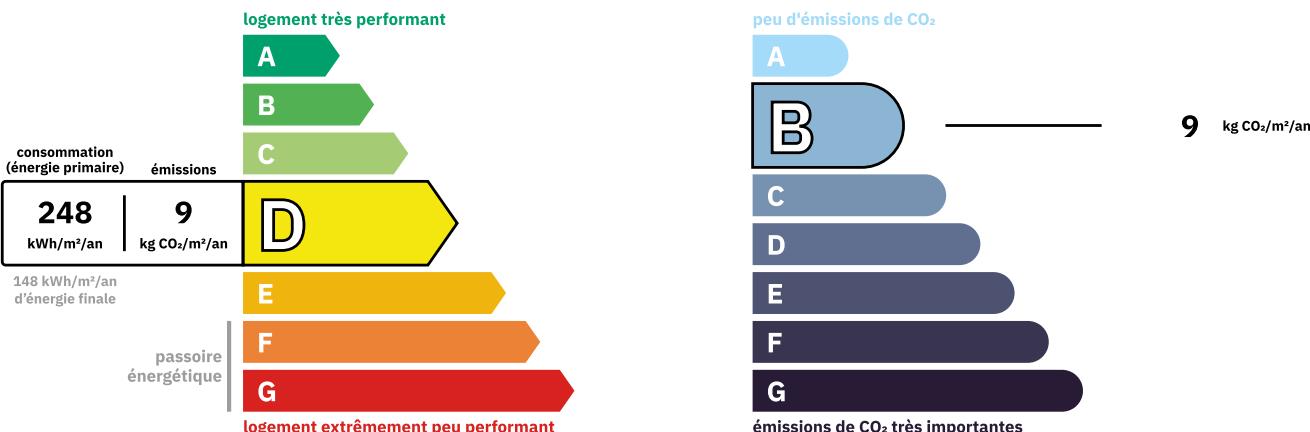


CHARMING FOUR-BEDROOM
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ENERGIE-DPE

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



Property Poorly efficient
Estimated annual energy costs
between 2550 € and 3510€ for 2023

NOTICE

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

I: 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.

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 :A38254NT74
FILE COMPLETE
AND PHOTOS
ON REQUEST

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