



ELEGANT 2-BEDROOM DUPLEX IN A
RENOVATED HISTORIC APARTMENT IN THE
HEART OF ANNECY OLD TOWN

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HISTORIC APARTMENT IN
THE HEART OF ANNECY
OLD TOWN...



PROPERTY FACT FILE	
REFERENCE	A41213NT74
PRICE	€ 859,500 £ 0* <small>*agency fees to be paid by the seller</small>
BEDROOM	2
BATHROOM	0
ACCOMMODATION	97 m²
LAND	0 m²
TOWN	Annecy
DEPARTMENT	
LOCATION	50km or less to airport
TYPE	Maison de Vacances, Apartment, Family Home
CONDITION	New Build
FEATURES	Lake, Close to ski resort, Character property
<small>*Price based on current exchange rate which is subject to change</small>	



- Bright duplex blending history and modernity
- Prime old town location near cathedral and canals
- Beautifully renovated with refined finishes
- Large divided cellar for bikes, storage & more
- Gateway to Alps lifestyle, lake & Geneva access

ELEGANT 2-BEDROOM
DUPLEX IN A
RENOVATED HISTORIC
APARTMENT IN THE
HEART OF ANNECY OLD
TOWN...

Ref : A4I2I3NT74

Discover this beautifully renovated two-bedroom duplex apartment set on a peaceful pedestrian street in Annecy's historic old town. Combining the charm of centuries-old architecture with modern comfort, this spacious and light-filled home offers 113 m² of stylish living across two levels, plus a 25 m² divided cellar for bicycles, storage,

DESCRIPTION

This character-filled duplex apartment presents a unique opportunity to own a beautifully renovated home in one of France's most desirable locations. Part of a carefully restored historic property, the apartment has been fully modernised to combine elegance, functionality, and timeless appeal.

Spread across two levels, the 113 m² interior is designed for light and flow. The ground floor features a welcoming living and dining area, a separate fitted kitchen, a WC, and a convenient laundry/storage space. Upstairs are two generous bedrooms, each with a private bathing area — one with a bathtub, the other with a shower — and a bright landing that could serve as a reading nook or home office.

On the ground floor, a spacious 25 m² divided cellar provides excellent storage for bicycles, sports equipment, or seasonal items. Renovated to high standards, the apartment is sold move-in ready.

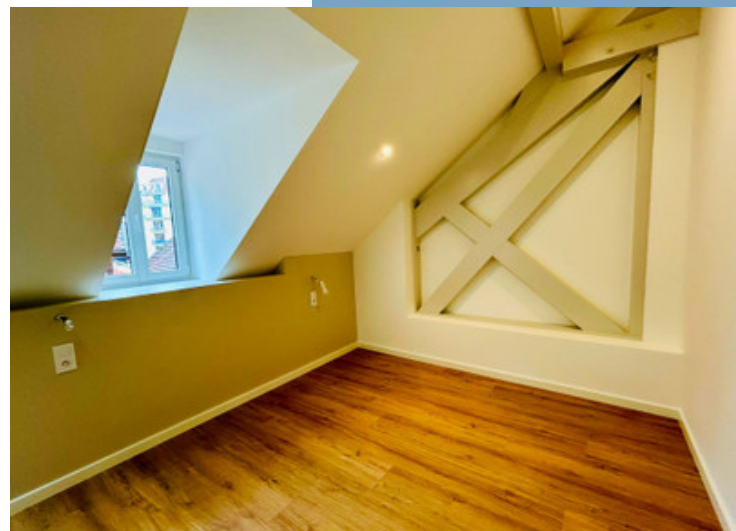
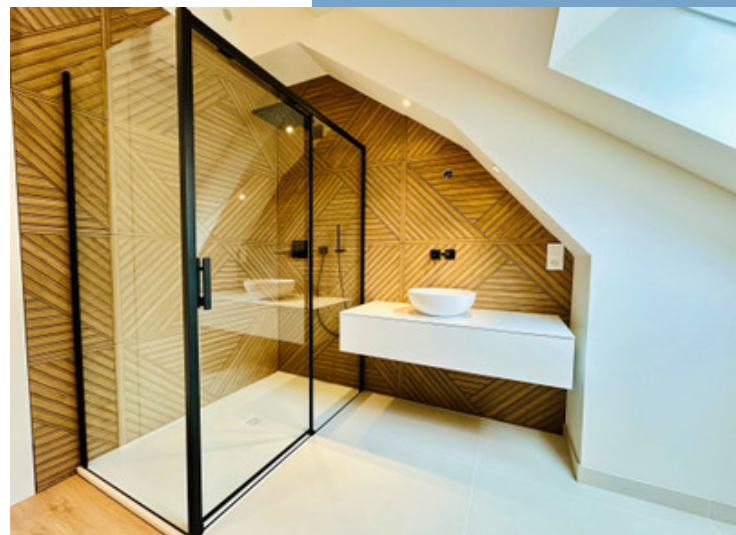
Situated just steps from Annecy's cathedral, canals, and lively markets, this apartment offers the rare balance of heritage and tranquillity. The surrounding pedestrian lanes invite exploration, leading to charming cafés, shops, and lakefront promenades.

Lake Annecy offers an exceptional outdoor lifestyle year-round — from swimming, sailing, and cycling to scenic walks and mountain hikes. The surrounding Alps provide easy access to world-class ski resorts including La Clusaz and Le Grand-Bornand, while Geneva's international airport is less than an hour away, connecting you effort...

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A4I2I3NT74>

COMPLETE FILE AND PHOTO ON REQUEST



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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/>

DPE not required.

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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 : A4I2I3NT74
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AND PHOTOS
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