

1 bed Appartement for Sale in an exciting new project just 10 minutes from the centre of Annecy



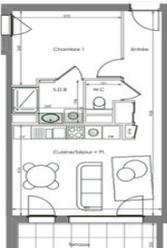
## INFORMATION

Town:	Annecy
Department:	Haute-Savoie
Bed:	1
Bath:	1
Floor:	45.14 m2
Outside Space:	22 m2

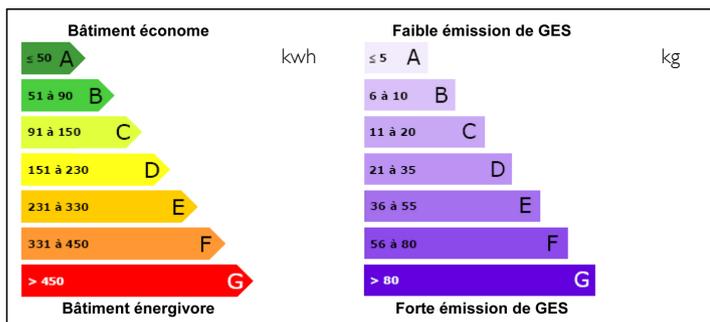


## IN BRIEF

An opportunity to buy a new well placed one bedroom appartement within walking distance to Annecy, the Venice of the Alpes. This appartement has a garden and a small terrace



## ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



## DESCRIPTION

The apartment

Fibre optic

Smoke alarms

Underground Parking space

Cave

Terrace 9.08m<sup>2</sup>

Garden 12.75 m<sup>2</sup>

Sejour 22.48

bedroom 11.72

Salle de bain 4.11

Separate WC 1.49

Introducing a stunning new build garden flat located in Seynod, just a 10-minute drive from the beautiful town and lake of Annecy. This modern and stylish property offers a high standard of living with contemporary design and exceptional features.

As you enter the flat, you'll immediately notice the bright and airy open-plan living space, flooded with natural light from the large windows and sliding doors that lead out onto a private garden area. The spacious living room is perfect for relaxing or entertaining, with ample room for a comfortable sofa, chairs, and dining table.

The kitchen is fully equipped with top-of-the-line appliances and plenty of storage, making it a joy to cook and entertain. The flat features one bedroom with large windows that allow plenty of natural light to flood with a good sized bathroom, with separate WC

The flat benefits from efficient heating system, ensuring warmth and comfort during the colder months. Additionally, the property comes with a private parking space, offering convenience and security.

This development offers flats from 2 to 5 rooms with high-quality features. A breath of fresh air in an urban environment, all of our appartements have attractive outdoor areas (gardens, terraces and balconies).

The 5 small blocks of this new residence offer you an intimate, green living environment with plenty...

## NOTES