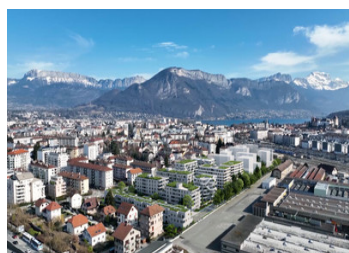


## Superb 3 bedroom apartment with a spacious terrace for sale in central Annecy



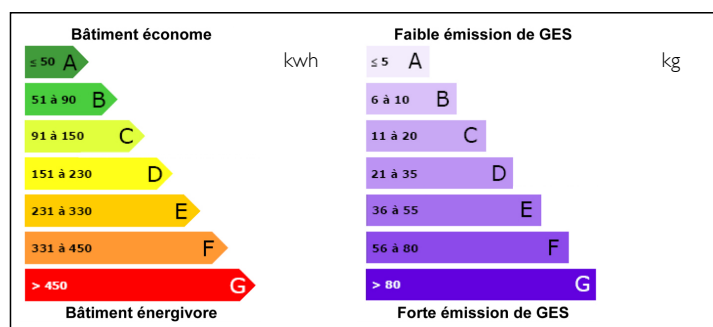
## INFORMATION

Town:	Annecy
Department:	Haute-Savoie
Bed:	3
Bath:	1
Floor:	81.3 m2
Outside Space:	17 m2

## IN BRIEF

This fabulous new build development offers an opportunity to acquire a bright and modern apartment in a highly sought after location, in the heart of the lakeside city of Annecy. The apartment offers 3 spacious bedrooms and an open plan kitchen and living area which opens out onto a terrace of 17.40m<sup>2</sup>. The development itself boasts contemporary architecture and a large, communal garden of 180m<sup>2</sup>. A haven of tranquillity in a vibrant city setting. Delivery due June 2026

## 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

APARTMENT: Ref D51

Entrance hall with built in storage

Open plan kitchen and living area 28m<sup>2</sup>

Bedroom 1 11.5m<sup>2</sup>

Bedroom 2 11.8m<sup>2</sup>

Bedroom 3 9.7m<sup>2</sup>

Bathroom and separate WC

Balcony 17.4m<sup>2</sup>

All the apartments are finished with the following high standards:

Double glazed windows

Electric roller shutters

Built in storage

Private underground parking

Bike storage on the ground floor

Private balconies/terraces

Shared garden of 1780m<sup>2</sup>

## NOTES

THE REGION:

Famous for its iconic lake and surrounding mountains, the stunning Alpine city of Annecy is often referred to as the Venice of the Alps with its many canals weaving through the rustic old town. Annecy's rich cultural heritage is reflected in its historic centre, its cobbled streets, its medieval arcades, its Château and the Palais de l'Île.

Annecy offers an excellent quality of life, combining a sense of tranquillity with urban excitement. Its beautiful landscapes attract an average of 2.5 million visitors every year and give the town a thriving tourist trade.

TRANSPORT/ ACCESS:

Annecy TGV Station – 950m (3 minutes)

Geneva Airport – 46km (36 minutes)

Lyon Airport – 124km (1.5 hours)

THE DEVELOPMENT:

The bold contemporary architecture mixed with the open, natural spaces make this new build development a sensational prospect. The shared