

Light filled, spacious 2 bed duplex home for sale between Annecy & Aix-les Bains with fabulous alpine views

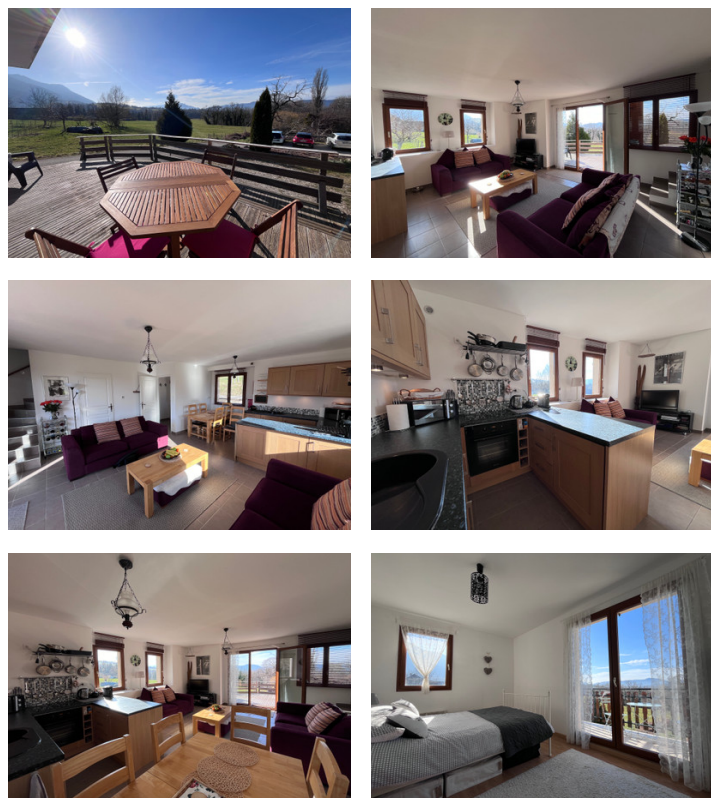


INFORMATION

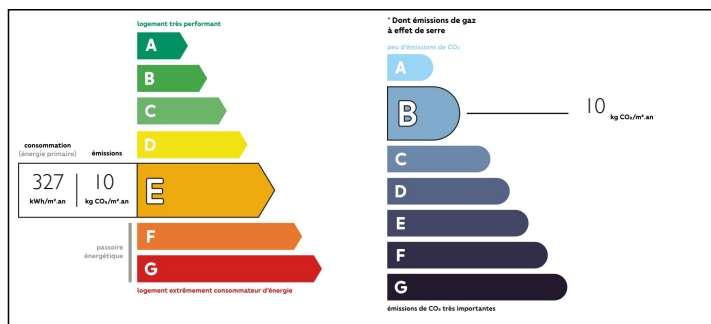
Town:	Saint-Offenge
Department:	Savoie
Bed:	2
Bath:	1
Floor:	74 m2
Outside Space:	20 m2

IN BRIEF

Officially an apartment in a shared development, this spacious semi-detached house offers the best of both worlds. A modern 2 storey home with a private south-west facing terrace, in a small co-ownership development, well maintained with low annual charges. It's a home without any of the normal hassle of outdoor maintenance, allowing you to enjoy the perfect location and beautiful setting. Located in Saint Offenge just 15 minutes drive from the stylish spa town of Aix-les-Bains, 20 minutes from the historic centre of Annecy and only 45 minutes from Geneva airport. It's an ideal location for enjoying the beautiful scenery of the massif des Bauges, protected national park with local skiing 15 minutes away at the Savoie Grand Revard overlooking Lac du Bourget and Le Semnoz with views over lake Annecy



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.



LOCAL TAXES

Taxe foncière: 706 EUR

NOTES

DESCRIPTION

The property also has the potential to convert the loft space into a 3rd bedroom with shower room

Ground Floor

- Entrance hall - 4m²
- WC - 1.3m with wash basin
- Living room/kitchen/diner - 30m² with a well-equipped kitchen and patio doors leading on to the terrace

First Floor

- Bed 1 - 15m² with SW facing balcony and open views
- Bed 2 - 12m with balcony and mountain view
- Shower + WC - 5m²

Outside

- Raised wooden deck - 20m² with views over open countryside and mountains
- Garage - 13.4m² (5.4m long x 2.47m wide)
- Storage room - 3m²
- Off-road parking and communal space

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