

Lovely Studio Apartment in Annecy with Lake Views and Close Proximity to the Old Town, Lake, and Bike Path



INFORMATION

Town:	Annecy
Department:	Haute-Savoie
Bed:	1
Bath:	1
Floor:	31 m2
Plot Size:	0 m2

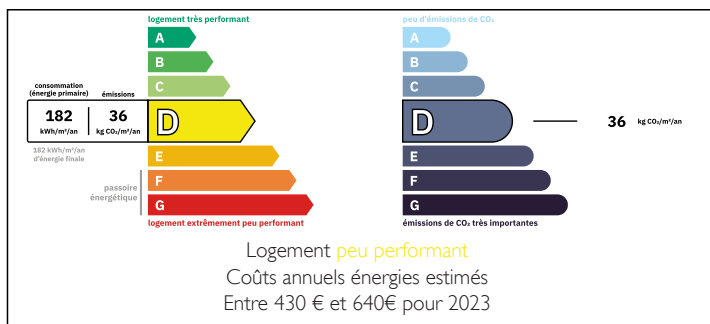


IN BRIEF

Located just a short walk from Lake Annecy, this inviting 31m² studio offers a rare blend of comfort, convenience, and scenic charm. Situated on the first floor of a secure, well-maintained building with an elevator, the apartment has a southeast facing view of the lake and mountains.

The interior features a practical layout, including a kitchenette, a bathroom with shower and toilet, and a small built-in closet for storage. It's an ideal setup for a student, holiday rental, or compact full-time residence.

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

Additional highlights include a private cellar and a dedicated garage, offering valuable storage and parking — a true luxury in this desirable area.

With the lake, the chateau, old town, and bike path all within easy reach, this charming studio puts you right in the heart of one of the region's most picturesque destinations.

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

LOCAL TAXES

Taxe habitation: EUR

NOTES