

Charming Studio Apartment for Sale in Cute Village House, Steps Away from Lake Annecy in the Village of Duingt

EXCLUSIVE



INFORMATION

Town:	Duingt
Department:	Haute-Savoie
Bed:	1
Bath:	1
Floor:	27 m2
Plot Size:	0 m2

IN BRIEF

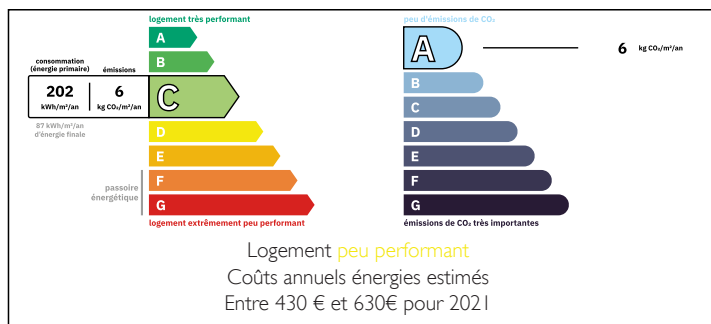
Leggett International Immobilier exclusively presents this rare opportunity to acquire a lovely village apartment in the sought-after lakeside village of Duingt, just a few minutes walk from Lake Annecy. Located on the ground floor, this property is perfect as a primary residence or an investment property.

This recently renovated apartment contains a living space, corner kitchen and dining area, along with an enclosed space for sleeping. Near the entrance you will find a bathroom complete with a shower and WC. The apartment also comes with a village parking pass.

With a proven rental track record and strong demand in the region, this property is perfectly suited for investors seeking consistent returns in a high-demand location. It is turn-key ready and in a secured building. Don't wait, enquire to learn more about your next home.



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

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Duingt is a lovely village located at the mid-point of the western shores of Lake Annecy. Less than 15 km from Annecy, Duingt is perfect for those seeking a charming village life while having the comforts and convenience of a larger town just down the road. Duingt has a local primary school, bakeries, restaurants, and other commerce, making it ideal for easy living.

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