



Ref: A41038KP74 Price: 403 000 EUR

agency fees included: 5 % TTC to be paid by the buyer (383 000 EUR without fees)

Investment Opportunity! Unit Containing 4 Studios, Private Parking and Located in Central Annecy



Bed:

INFORMATION

Town: Annecy

Department: Haute-Savoie

0

Bath: 4

Floor: 82 m2

Plot Size: 0 m2



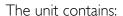


IN BRIEF

Unique opportunity to purchase a four-studio unit, located in the Romains neighborhood. The unit is located on the ground floor and is in a secured building with private parking.



The property has four studios connected by a common corridor where a washing machine unit and communal storage are found.



TI of I5 m2 with a private bathroom with a shower and toilet

TI of 15 m2 with a separate WC and bathroom with a shower

TI bis of 21 m2 with a separate sleeping corner and a private bathroom with a shower and toilet

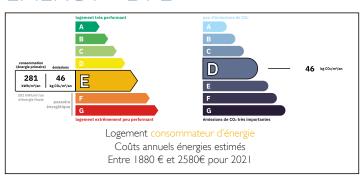








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NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. 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.



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LOCAL TAXES

Taxe habitation:

EUR

DESCRIPTION

The apartments have north, east and south facing exposure.

All renovations were done in 2018.

All units are occupied with one year furnished leases.

Other features:

Elevated ground floor location with a Doctor's office on the opposite side of the hallway

I cellar and two secured bicycle storage rooms

Approximately 15 minutes walk to the old town and 20 minutes to the lake

Co-owned building of 1000 units Provisional annual charges: 3000€

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

NOTES