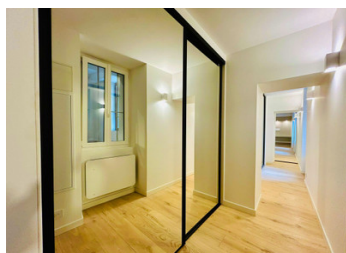


Stylish 1-Bedroom Apartment in a Newly Renovated Historic Building in the Heart of Annecy Old Town



INFORMATION

Town:	Annecy
Department:	Haute-Savoie
Bed:	1
Bath:	1
Floor:	49 m2
Plot Size:	0 m2

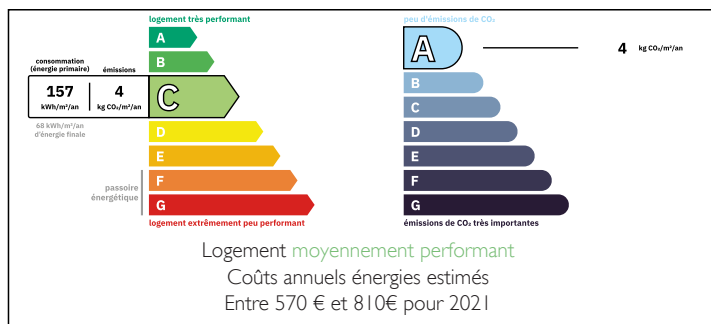


IN BRIEF

Experience the charm of Annecy's old town in this beautifully renovated one-bedroom apartment, set on a peaceful pedestrian street moments from the cathedral and canals. Blending timeless character with contemporary design, this spacious and light-filled home offers 52 m² of living space (49 m² habitable) and an additional two areas of practical private storage on the same floor.

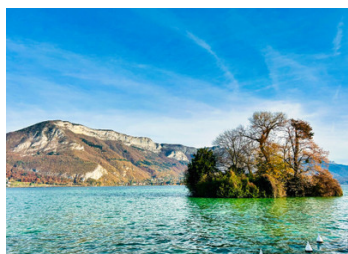
Just steps from cafés, boutiques, and the lake, the property perfectly captures the essence of Annecy living — vibrant yet tranquil, authentic yet effortlessly modern. With the Alps and Lake Annecy close by, and Geneva less than an hour away, it's ideal for both a main residence and a peaceful weekend getaway.

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.



NOTES

DESCRIPTION

This exceptional apartment offers the rare opportunity to own a fully renovated home in the historic heart of Annecy. Combining centuries-old character with modern refinement, every detail has been designed to create a sense of light, openness, and comfort.

The spacious living area includes an open-plan kitchen, dining, and lounge space, ideal for relaxing or entertaining. A large, bright bedroom adjoins a beautifully designed shower area, complemented by a separate WC and utility space. Across the hall, two lockable storage areas provide valuable storage for bikes, sports gear, or seasonal items.

Located in one of Annecy's most charming pedestrian lanes, this apartment offers a unique blend of peace and proximity — only steps away from the town's best cafés, restaurants, and artisan boutiques.

Annecy's world-famous lake and surrounding Alps offer an exceptional lifestyle all year round — from sailing, swimming, and cycling to mountain hikes and winter sports. The Massif des Aravis, Mont Blanc, and the renowned Trois Vallées ski areas are all within easy reach, while Geneva's international airport lies less than an hour away, ensuring seamless access across Europe.

This is more than an apartment — it's a refined retreat in one of France's most sought-after destinations.

Contact me today for more information or to arrange a viewing.

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