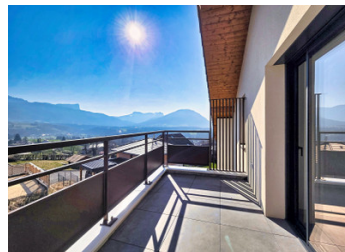
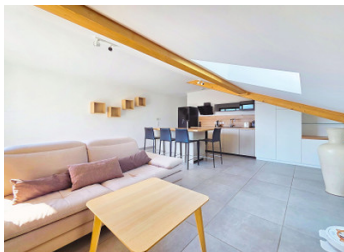


## Top-floor apartment with sunny balcony and mountain views in Argonay, ideal Annecy–Geneva base



## INFORMATION

Town:	Argonay
Department:	Haute-Savoie
Bed:	1
Bath:	1
Floor:	46 m <sup>2</sup>
Outside Space:	9 m <sup>2</sup>

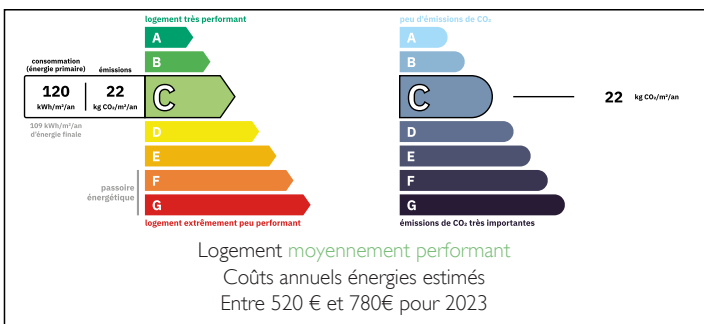


## IN BRIEF

Discover this well-presented top-floor one-bedroom apartment built in 2019, offering 64 m<sup>2</sup> of total floor area (46 m<sup>2</sup> Loi Carrez). The property features a bright and spacious open-plan living area and a sunny balcony with mountain views, creating a comfortable and inviting living environment.

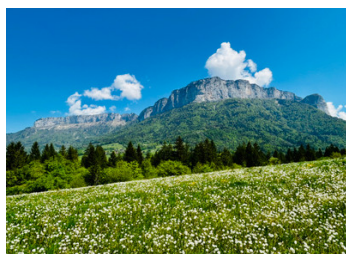
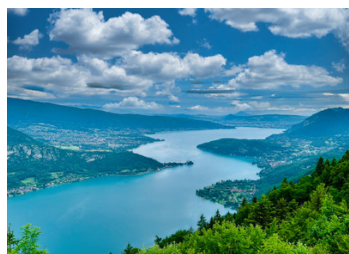
Situated in the desirable commune of Argonay, the apartment enjoys a peaceful residential setting just minutes from Annecy and within easy reach of Geneva, making it ideal both as a primary residence or a commuter base. The surrounding area offers year-round outdoor activities including hiking, cycling, skiing, kayaking and paragliding, combining everyday convenience with an exceptional quality of life.

## 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

This attractive apartment forms part of a modern and well-maintained residence completed in 2019, offering a functional and well-designed layout suited to both everyday living and investment.

The property comprises an entrance leading into a particularly generous open-plan living space of approximately 34 m<sup>2</sup> of total floor area, allowing for comfortable lounge, dining and kitchen areas. The space opens onto a sunny balcony of around 9 m<sup>2</sup>, providing an enjoyable outdoor extension with open views towards the surrounding mountains.

The apartment also includes a well-proportioned bedroom offering approximately 17 m<sup>2</sup> of total floor area, incorporating a cleverly designed dressing area with built-in storage and drawers to maximise usability. A bathroom completes the layout.

Heating and hot water are provided collectively within the residence, contributing to ease of management and consistent running costs.

The apartment also retains the option to acquire a garage within the residence, offering additional convenience and flexibility.

Argonay is particularly well positioned for access to Annecy, just a few minutes away, while Geneva can be reached in approximately 30 minutes, making it especially attractive for cross-border commuters. The surrounding region offers a wide range of outdoor activities throughout the year, from lake-based pursuits on Lake Annecy to skiing in the nearby Aravis resorts.

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

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Co-owned building of 1 units  
Provisional annual charges: 1545€

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## LOCAL TAXES

**Taxe foncière: 912 EUR**

**Taxe habitation: EUR**

## NOTES