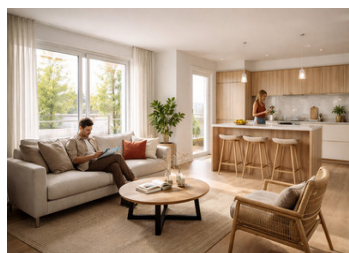


## New-Build Two-Bedroom Apartment 100m from Lake Annecy in the Charming Village of Duingt



## ENERGY - DPE

DPE not required.

## INFORMATION

|                |              |
|----------------|--------------|
| Town:          | Duingt       |
| Department:    | Haute-Savoie |
| Bed:           | 2            |
| Bath:          | 1            |
| Floor:         | 57 m2        |
| Outside Space: | 17 m2        |

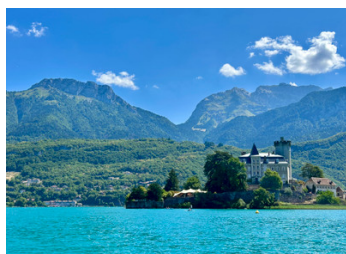
## IN BRIEF

A rare opportunity to purchase a new-build two-bedroom apartment in the sought-after lakeside village of Duingt, just 100 metres from the shores of Lake Annecy. Ideally located within walking distance of the beach, local shops, school and the cycle path, this exclusive residence combines an exceptional natural setting with everyday convenience.

The development comprises just 27 apartments, ranging from one-bedroom (T2) to three-bedroom (T4) properties. Designed to maximise natural light, each apartment features generous glazing and private outdoor space in the form of a balcony, terrace or garden. Surrounded by breathtaking lake and mountain scenery, residents can enjoy a wide range of outdoor activities including swimming, cycling, hiking and watersports. With prices starting from €409,900 for a T3, these apartments are ideal as a main residence, holiday home or investment property. Delivery is scheduled for the end of

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

Nestled between the crystal-clear waters of Lake Annecy and the surrounding mountains, this attractive new residential development offers an exceptional lifestyle in the heart of the picturesque village of Duingt.

Located only 100 metres from the lakeshore and beach, the residence enjoys a privileged setting within easy walking distance of local amenities, including shops, the village school and popular lakeside cycle route. The development has been thoughtfully designed to blend harmoniously with its surroundings while providing modern comfort and practicality.

The residence comprises just 27 apartments, creating an intimate and exclusive atmosphere. A selection of one-bedroom (T2), two-bedroom (T3) and three-bedroom (T4) homes is available, making the development suitable for a variety of buyers, whether seeking a permanent residence, a holiday retreat or a rental investment.

Each apartment benefits from large windows that flood the interiors with natural light and create a seamless connection with the outdoors. Private balconies, terraces or gardens provide the perfect space for relaxing and enjoying the stunning surroundings. The residence is surrounded by beautiful views of the mountains, the charming village of Duingt and of course Lake Annecy.

Built with an emphasis on quality, comfort and energy efficiency, the apartments feature carefully selected materials and finishes, including quality parquet flooring and tiling, electric roller shutters and individual gas heating. The residence will be private and secure with private parking spaces included and garages available.

Duingt is one of the most desirable villages around Lake Annecy, renowned for its peaceful atmosphere and outstanding natural beauty....

## NOTES