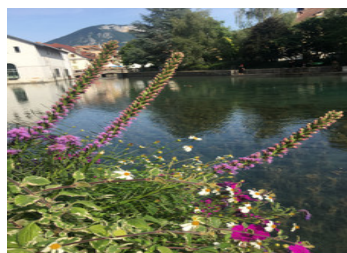


High quality 2 bedroom newbuild apartment for sale in Seynod. Garage Parking for 2 cars and garden .



## INFORMATION

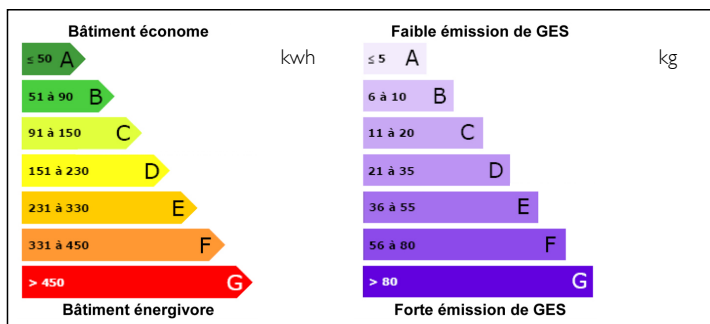
Town:	Annecy
Department:	Haute-Savoie
Bed:	2
Bath:	1
Floor:	70.14 m2
Outside Space:	40 m2



## IN BRIEF

A stunning ground floor off plan apartment of 70.14m2 with 2 bedrooms for sale within walking distance to the beautiful town of Annecy. With the lake and surrounding mountains there is always something to do all the year round. This apartment has its own independent garden and terrace Public transport is just outside the development. 2 major colleges within walking distance and large supermarkets close by.

## 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

### THE APARTMENT

Entrance hall – 4.07m<sup>2</sup>

Open plan living room and kitchen of 31.28m<sup>2</sup> with access on to the balcony/ garden total 40m<sup>2</sup>

Bedroom 1 – 11.39m<sup>2</sup>

Bedroom 2 11.32

Bureau 4.07

Salle de bain 4.08m<sup>2</sup>

Wc 1.82m<sup>2</sup>

Introducing a stunning new build garden flat located in Seynod, just a 10-minute drive from the beautiful town and lake of Annecy. This modern and stylish property offers a high standard of living with contemporary design and exceptional features.

As you enter the flat, you'll immediately notice the bright and airy open-plan living space, flooded with natural light from the large windows and sliding doors that lead out onto a private garden area. The spacious living room is perfect for relaxing or entertaining, with ample room for a comfortable sofa, chairs, and dining table.

The kitchen is fully equipped with top-of-the-line appliances and plenty of storage, making it a joy to cook and entertain. The flat also features two bedrooms, both with large windows that allow plenty of natural light to flood in. The 2 bedrooms share a good sized bathroom, with separate WC. The flat benefits from efficient heating system, ensuring warmth and comfort during the colder months. Additionally, the property comes with a private parking space and a storage area, offering convenience and security.

Outside, the private garden area provides a tranquil space to relax and enjoy the beautiful surroundings. The flat is located in a quiet residential area, ensuring peace and privacy while being just a short distance...

## NOTES