

## Stunning new build apartment for sale in the heart of Annecy



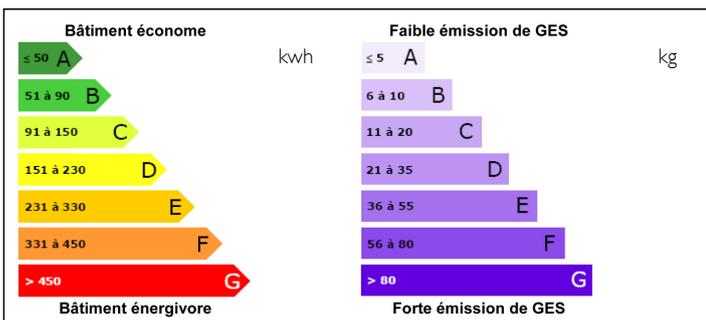
## INFORMATION

Town:	Annecy
Department:	Haute-Savoie
Bed:	2
Bath:	0
Floor:	63.6 m2
Outside Space:	15 m2

## IN BRIEF

This high quality 2 bedroom apartment is situated on the ground floor of an incredible new build development in the centre of the lakeside city of Annecy. It boasts a spacious, open plan living and dining area which opens out onto a terrace of 14.90m<sup>2</sup>, 2 bedrooms, a bathroom and independent WC. The development also features private parking, bike storage and a large, communal garden, exclusive to residents. Delivery due June 2026

## 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

APARTMENT: Ref E01

Entrance hall with built in storage opening directly into the open plan kitchen and living area

Bedroom 1 12m<sup>2</sup>

Bedroom 2 10.4m<sup>2</sup>

Bathroom and separate WC

Terrace 14.90m<sup>2</sup>

All the apartments are finished with the following high standards:

Double glazed windows

Electric roller shutters

Built in storage

Private underground parking

Bike storage on the ground floor

Private balconies/terraces

Shared garden of 1780m<sup>2</sup>

THE REGION:

Famous for its iconic lake and surrounding mountains, the stunning Alpine city of Annecy is often referred to as the Venice of the Alps with its many canals weaving through the rustic old town. Annecy's rich cultural heritage is reflected in its historic centre, its cobbled streets, its medieval arcades, its Château and the Palais de l'Île.

Annecy offers an excellent quality of life, combining a sense of tranquillity with urban excitement. Its beautiful landscapes attract an average of 2.5 million visitors every year and give the town a thriving tourist trade.

TRANSPORT/ ACCESS:

Annecy TGV Station – 950m (3 minutes)

Geneva Airport – 46km (36 minutes)

Lyon Airport – 124km (1.5 hours)

THE DEVELOPMENT:

The bold contemporary architecture mixed with the open, natural spaces make this new build development a sensational prospect. The shared garden at the heart of the development offers a

## NOTES