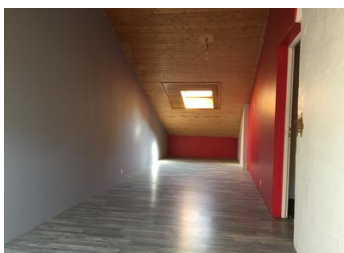


Lake Annecy westbank, multi-purpose commercial premises close to Annecy-Albertville link with 200m2 of workshops, office space and storage rooms set on 1700m2 land, private parking



INFORMATION

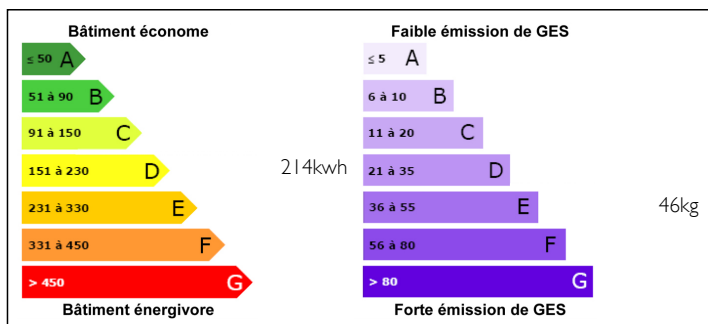
Town:	ST JORIOZ
Department:	Haute Savoie
Bed:	0
Bath:	1
Floor:	200 m2
Plot Size:	1700 m2



IN BRIEF

Rural commercial space is now up for sale in a peaceful location between Duingt and Saint Jorioz, close to Lake Annecy and the main road linking Annecy city to Albertville. Tarmac off-road parking to the front of the building and additional parking with land to the rear. The ground floor offers a reception area, several workshops, boiler room and storage rooms, a bright open-plan office of 90m2, a kitchen and separate WC with washbasin. The first floor has a landing and three further rooms and a bathroom with WC. To the rear of the property, is a flat area of 500m2 with gravel patio and parking area, and small woodland. This property offers endless possibilities for running a large or small business thanks to its proximity to the Annecy city less than 8km away.

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



NOTES