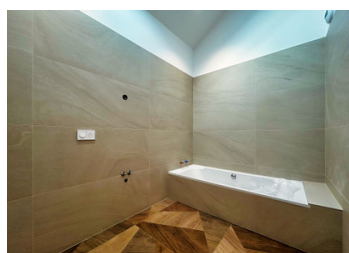
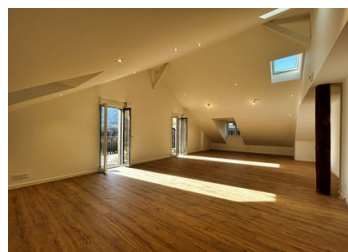


Renovated top-floor 3-bed apartment with balcony in Doussard, near commerce, Lake Annecy, Geneva & mountains



INFORMATION

Town:	Doussard
Department:	Haute-Savoie
Bed:	3
Bath:	2
Floor:	111 m ²
Outside Space:	24 m ²



IN BRIEF

Discover this beautifully renovated three-bedroom apartment offering 148 m² of total floor area (111 m² Loi Carrez) and a 24 m² south-facing balcony, combining historic character with contemporary comfort and generous, light-filled living spaces.

Ideally located just a short walk from local shops, with Lake Annecy, the surrounding mountains and nearby ski resorts on your doorstep, the property also benefits from a 22 m² private cellar, two off-street parking spaces, and a reduced 2% notary fee as a VEFA project.

ENERGY - DPE

DPE not required.

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 beautifully renovated three-bedroom apartment occupies the top level of a characterful historic building in the heart of Doussard. Finished to a high standard, the property blends original architectural charm with modern comfort, generous proportions and excellent natural light throughout.

Located just steps from local shops and only five minutes from the famous Lake Annecy, this exceptional home sits in the highly desirable and charming lakeside village of Doussard.

Offering a tranquil, rural atmosphere, it is surrounded by breathtaking Alpine scenery while remaining well-connected to Annecy (20 km away) and Geneva (approximately one hour by car).

Lake Annecy offers an outstanding outdoor lifestyle for everyone. Whether you prefer walking, cycling, or hiking in the mountains, or relaxing, swimming, or sailing in its crystal-clear waters, there is something for all to enjoy.

The lake is also a world-renowned paragliding destination, attracting adventure seekers from around the globe. In addition, the renowned ski resorts of Les Trois Vallées, the Massif Aravis, Les Saisies, and Mont Blanc are all within an hour's drive, offering world-class winter sports and year-round mountain experiences.

This is a unique opportunity to acquire a distinctive apartment in an idyllic setting, further enhanced by a reduced 2% notary fee as this is a VEFA project. Contact me today for more details or to arrange a viewing.

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

NOTES