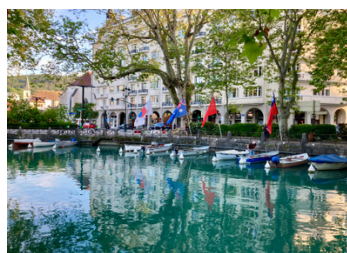


## Studio Apartments in Brand New Student Housing Complex, Located in Annecy



## INFORMATION

|                    |                     |
|--------------------|---------------------|
| <b>Town:</b>       | <b>Annecy</b>       |
| <b>Department:</b> | <b>Haute-Savoie</b> |
| <b>Bed:</b>        | <b>1</b>            |
| <b>Bath:</b>       | <b>1</b>            |
| <b>Floor:</b>      | <b>18 m2</b>        |
| <b>Plot Size:</b>  | <b>0 m2</b>         |

## IN BRIEF

Close to the heart of Annecy, CRAN GEVRIER enjoys its direct proximity to the lake—just 10 minutes away—and offers easy access to amenities.

The complex is composed of 2 buildings, A and B, with a ground floor and 3 upper levels, totaling 153 rooms from 17 to 21.5 m<sup>2</sup>

Included amenities in each studio:

A kitchenette equipped with a countertop, cooking hobs, sink, and upper and lower cabinets

A closet in the bedroom for a functional interior

A bathroom with a shower tray, shower screen, vanity unit, mirror, and electric towel warmer

Communal Space:

The residence includes shared spaces on the ground floor: lobby, cafeteria/kitchen, workspace, gym, laundry room, and multipurpose room.

## 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

For those searching for an investment opportunity, many packages are available to facilitate and simplify your purchase.

These three packages include delivery and installation of furniture and tax advantages with the Non-Professional Furnished Rental (LMNP) status.

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

## NOTES