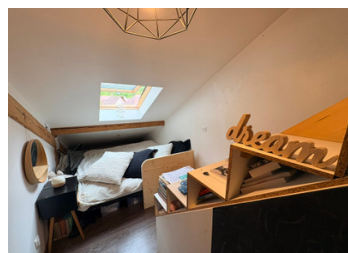
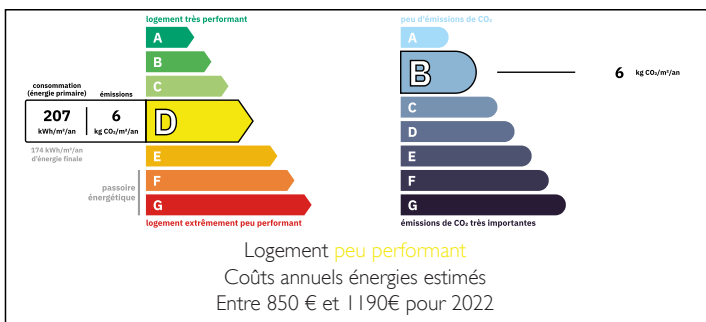


Spacious 1/2-bedroom riverside loft apartment, 5 minutes from Lake Annecy



ENERGY - DPE



INFORMATION

Town:	Doussard
Department:	Haute-Savoie
Bed:	2
Bath:	1
Floor:	67 m ²
Outside Space:	10 m ²

IN BRIEF

With stunning views of the mountains, river and historic Verthier bridge, this stylish loft renovation offers a rare opportunity to own a unique apartment in the sought-after hamlet of Verthier, Doussard.

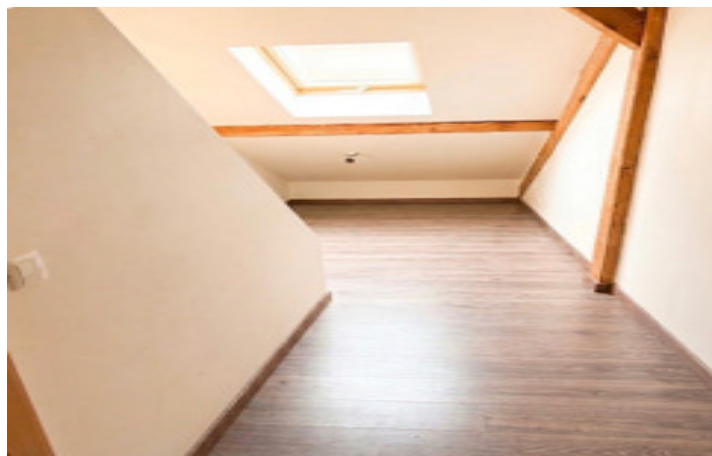
Ideally located just 5 minutes from Lake Annecy and the centre of Doussard, 30 minutes from Annecy, 40 minutes from the ski resorts of La Clusaz and Le Grand-Bornand, and 1 hour from Geneva Airport.

Offering 120 m² of total floor space (67 m² loi Carrez), the property combines character, flexibility and excellent storage throughout. The bright open-plan living, kitchen and dining area features original wooden beams, a modern wood-burning stove and large glass doors opening onto a sunny balcony with beautiful river and mountain views.

The current layout provides two small bedrooms, alongside a bathroom, shower room and separate

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 spacious loft renovation offers a rare opportunity to own a home just minutes from the shores of Lake Annecy, while remaining within easy reach of some of the world's best-known ski resorts.

Located in the sought-after riverside hamlet of Verthier, Doussard, the property combines traditional character with modern comfort in an exceptional mountain setting. Outdoor enthusiasts will appreciate the immediate access to skiing, cycling, hiking, paragliding and a wide range of year-round activities. The centre of Doussard is just 5 minutes away, Annecy can be reached in 30 minutes, and the Aravis ski resorts are all within easy reach. Courchevel and the Three Valleys are approximately one hour away. Regular bus services connect Doussard with Annecy and Albertville, while a school bus stop is located less than 100 metres from the property.

The apartment enjoys a peaceful riverside setting with beautiful mountain views. The sunny balcony provides the perfect space for outdoor dining, relaxing and entertaining.

Currently, the modern wood-burning stove provides sufficient heating for the entire property, although electrical connections are already in place should a future owner wish to install additional radiators. Two large electric water heaters ensure an ample hot water supply for family living.

Access to the property is via a private staircase from the ground floor, leading to an intermediate landing with a large pantry. Stairs continue to the first floor, where there is a spacious utility room and built-in storage cupboards, before reaching the second floor and the main living accommodation.

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