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Ref: A45860NT74 Price: 890 000 EUR

agency fees included: 4 % TTC to be paid by the buyer (856 000 EUR without fees)

Lake-view 3-bedroom garden apartment with 305 m private garden, short walk to lake and Veyrier-du-Lac



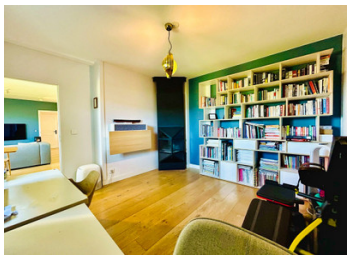




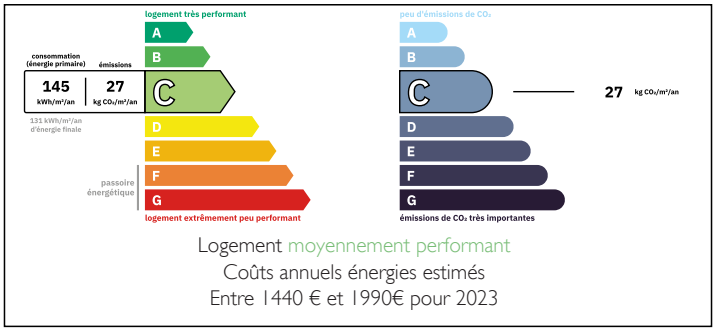








ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 1440 € et 1990€ pour 2023

INFORMATION

Town:	Veyrier-du-Lac
Department:	Haute-Savoie
Bed:	3
Bath:	1
Floor:	94 m2
Outside Space:	305 m2

IN BRIEF

Discover this rare 3-bedroom garden apartment in Veyrier-du-Lac, offering 94 m² Loi Carrez plus approximately 45 m² of highly usable annex space, including an attached garage with workshop and mezzanine storage area, together with a substantial cellar, creating around 138 m² of practical space in total.

The apartment enjoys lake and mountain views, a private garden of approximately 305 m², a terrace, a closed garage and a private parking space. Its layout, outdoor space and extensive storage give it a house-like feel while retaining the simplicity and convenience of apartment living.

Ideally located in one of the most sought-after villages around Lake Annecy, the property is within a short walk of the lake, beaches and village amenities, while Annecy and Geneva remain easily accessible.

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.

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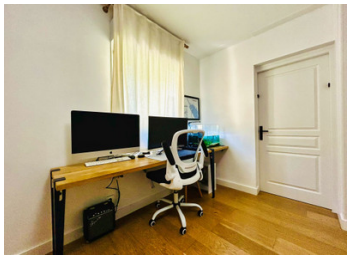
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LOCAL TAXES

Taxe foncière:	**1242 EUR**

NOTES

DESCRIPTION

Offering around 138 m² of usable floor space in total, this property combines a bright and spacious apartment (94 m² Loi Carrez) with extensive garage, workshop and cellar space, a private garden of approximately 305 m² and beautiful lake views. Opportunities to find this combination of space, outdoor living and location in Veyrier-du-Lac are increasingly rare.

The apartment opens onto an entrance hall leading to a bright living room with direct access to the terrace and garden. The independent kitchen also opens directly outside, making the garden and terrace a natural extension of the living space throughout the warmer months. The accommodation includes three bedrooms, a dressing room, a shower room and separate WC, all arranged on a single level.

Direct internal access leads to a workshop area connecting the apartment to the garage above. The garage itself also benefits from substantial mezzanine storage, creating highly practical space for bicycles, paddleboards, skis and seasonal equipment. A separate internal staircase leads down to an exceptionally large cellar arranged in two sections beneath the garage, while a private outdoor parking space completes the property.

Outside, the private garden of approximately 305 m² is undoubtedly one of the property's defining features. Rare for an apartment in Veyrier-du-Lac, it provides generous space for relaxing, entertaining and outdoor dining while enjoying beautiful views across Lake Annecy and the surrounding mountains. A lower pedestrian access also offers a convenient route towards the lake, beaches and village amenities.

Veyrier-du-Lac is one of the most prestigious...

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