LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A47589KP74 Price: 314 900 EUR

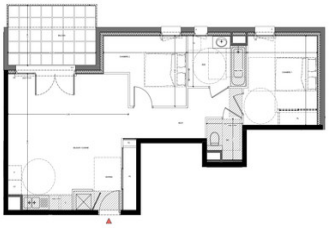
agency fees to be paid by the seller

Two-Bedroom New Build Apartment, with 2 parking spots, located between Aix-les-Bains and Annecy









INFORMATION

Town:	Annecy
Department:	Haute-Savoie
Bed:	2
Bath:	1
Floor:	67 m2
Outside Space:	10 m2

IN BRIEF

New apartments in Saint-Félix.
Located in the heart of the village of Saint-Félix, between Annecy and Aix-les-Bains, this new residence enjoys a privileged natural setting, nestled between lakes and mountains, while remaining close to major transportation routes and community centers.

The residence offers 28 apartments ranging from 2 to 4 rooms, spread across two intimate buildings, providing a residential and welcoming living environment.

The apartments are designed for everyday comfort, with functional and bright living spaces.
Each unit features a private outdoor space—a garden on the ground floor or a balcony on the upper floors—extending the living areas.
Amenities include: large-format tile flooring in living areas, hardwood floors in bedrooms, electric roller shutters, and fully equipped bathrooms.

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.

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DESCRIPTION

Highlights of the development:
• Intimate-scale residence (28 units)
• Apartments with gardens or balconies
• Natural setting nestled between lakes and mountains
• Shops and services within walking distance
• Underground and outdoor parking
• Residence compliant with RE2020 standards

Enjoy a convenient and pleasant living environment every day:
• Supermarket and health center right next to the complex
• Local shops within walking distance
• Elementary and middle schools just a few minutes away
• Quick access to the A41 highway
• Close to Annecy, Aix-les-Bains, and Rumilly

A well-balanced lifestyle combining nature and accessibility, ideal for long-term living in a preserved environment

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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