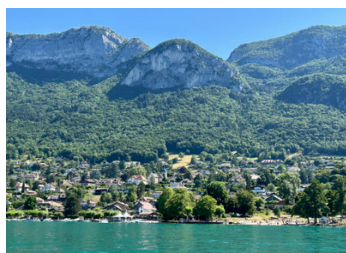


Light-filled new-build 1-bed apartment with lake views & garden in sought-after Veyrier, near Annecy & Geneva



## INFORMATION

|                |                    |
|----------------|--------------------|
| Town:          | Veyrier-du-Lac     |
| Department:    | Haute-Savoie       |
| Bed:           | 1                  |
| Bath:          | 1                  |
| Floor:         | 60 m <sup>2</sup>  |
| Outside Space: | 120 m <sup>2</sup> |



## IN BRIEF

Discover this light-filled one-bedroom apartment within an exclusive new-build development in Veyrier-du-Lac, offering 61 m<sup>2</sup> of living space and opening onto a sun-drenched 14 m<sup>2</sup> terrace with views towards Lake Annecy, leading down to its own large private garden. One of just six high-quality apartments, it combines contemporary living with exceptional outdoor space in a superb lake and mountain setting.

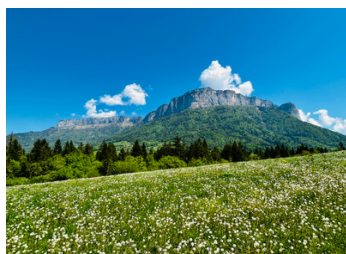
The lake, beach and village amenities are all close at hand, with Annecy and Geneva easily accessible and world-class skiing within easy reach, making this an ideal home for either year-round living or holidays.

## 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 light-filled ground-floor apartment forms part of an exclusive new-build development of just six high-quality homes in central Veyrier-du-Lac, one of the most sought-after villages around Lake Annecy.

The apartment offers 61 m<sup>2</sup> of well-designed accommodation centred around a bright open-plan kitchen and living space, opening directly onto a sun-drenched 14 m<sup>2</sup> terrace with views towards Lake Annecy. A separate bedroom, bathroom, dressing area and WC complete the accommodation, creating a comfortable and practical home for year-round living or holidays.

From the terrace, steps lead down to the apartment's own 106 m<sup>2</sup> private garden, providing exceptional additional outdoor space for dining, relaxing and enjoying the lake and mountain setting.

## NOTES

Lake Annecy is renowned for the exceptional outdoor lifestyle created by its combination of lake and mountains. In Veyrier-du-Lac, the village, beach and waterfront are close at hand, with swimming, paddleboarding and kayaking on the lake, while hiking and cycling routes provide immediate access to the surrounding landscape. Garage and cellar options are also available, providing valuable additional space for cars, bikes, skis, kayaks and other outdoor equipment.

Annecy is close at hand for work, shopping, restaurants and city life, while Geneva is readily accessible for commuting and its international airport provides excellent connections further afield. La Clusaz and Le Grand-Bornand can be reached in around 40 minutes, while the wider ski areas of Haute-Savoie and the Savoie Alps put an extraordinary choice of skiing within approximately two hours.

A rare opportunity to acquire a high-quality new-build apartment with lake...