LEGGETT
IMMOBILIER INTERNATIONAL

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Ref: A47968NT74 Price: 800 800 EUR

agency fees to be paid by the seller

Spacious new-build 2-bed apartment with large private garden in sought-after Veyrier, near Annecy & Geneva















INFORMATION

Town:	Veyrier-du-Lac
Department:	Haute-Savoie
Bed:	2
Bath:	1
Floor:	67 m2
Outside Space:	124 m2

IN BRIEF

Discover this light-filled two-bedroom apartment offering 68 m² of living space, with a spacious 31 m² open-plan living area opening directly onto a sunny 9 m² terrace set above its exceptional 115 m² private garden. Part of an exclusive high-end new-build development of just six apartments in sought-after Veyrier-du-Lac, it offers an attractive combination of contemporary living and substantial private outdoor space.

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.

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NOTES

DESCRIPTION

This spacious two-bedroom 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. Combining 68 m² of thoughtfully designed living space with a sunny terrace and substantial private garden, it offers an appealing balance of indoor and outdoor living.

At the heart of the apartment is a bright 31 m² open-plan kitchen and living area, opening directly onto the 9 m² terrace. Two double bedrooms are positioned separately from the principal living space, complemented by a shower room and separate WC, creating a practical and comfortable layout for year-round living or holidays.

Set below the terrace, the apartment's own 115 m² private garden provides exceptional additional outdoor space for dining, entertaining and relaxing in the lake and mountain setting.

Veyrier-du-Lac offers an exceptional lifestyle on the eastern shore of Lake Annecy, with the village, beach and waterfront close at hand. Swimming, paddleboarding and kayaking can all become part of everyday life, while hiking and cycling routes provide immediate access to the surrounding mountains. Garage and cellar options are also available, providing useful 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, with an extraordinary choice of further skiing...