

New-build 2-bed, 2-bath apartment with lake views & balcony in Veyrier on Lake Annecy, near Annecy & Geneva



INFORMATION

Town:	Veyrier-du-Lac
Department:	Haute-Savoie
Bed:	2
Bath:	2
Floor:	84 m2
Outside Space:	13 m2



IN BRIEF

Discover this spacious and light-filled two-bedroom apartment offering 84 m² of living space on the first floor of an exclusive new-build development in sought-after Veyrier-du-Lac. A generous 35 m² open-plan living area flows directly onto a sun-drenched 13 m² balcony with views towards Lake Annecy, creating a wonderful connection between the indoor and outdoor living spaces.

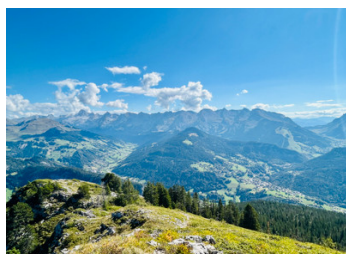
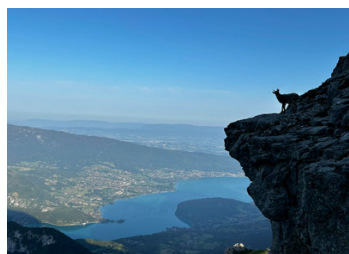
With two generously sized bedrooms, two bathrooms and useful additional storage, the apartment combines excellent proportions with contemporary living in an exceptional lake and mountain setting. The lake, beach and village are all close at hand, with Annecy and Geneva easily accessible and world-class skiing within easy reach.

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 spacious and light-filled first-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 on Lake Annecy. Offering 84 m² of thoughtfully designed accommodation, lake views and generous indoor and outdoor living spaces, it is particularly well suited to both year-round living and holidays.

At the heart of the apartment is a bright 35 m² open-plan kitchen and living area, flowing directly onto a sun-drenched 13 m² balcony with views towards Lake Annecy. The generous proportions and direct connection to the balcony allow the principal living space to extend naturally outdoors for dining, entertaining or simply relaxing and enjoying the lake and mountain setting.

The two generously sized bedrooms are set apart from the main living area, creating a comfortable separation between the social and private spaces. With two bathrooms, a separate WC and useful internal storage, the layout offers excellent flexibility for family life, visiting guests or a second home shared with friends.

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 provide additional space for storing bikes, skis, kayaks and other outdoor equipment, as well as secure parking when required.

Annecy is close at hand for work, shopping and restaurants, with its historic Old...

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