

Light-filled new-build 2-bed apartment with lake views & balcony in sought-after Veyrier, near Annecy & Geneva



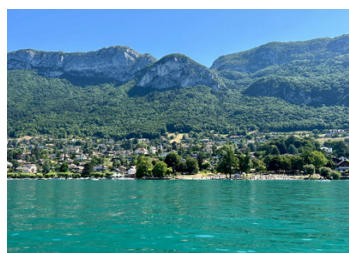
INFORMATION

Town:	Veyrier-du-Lac
Department:	Haute-Savoie
Bed:	2
Bath:	1
Floor:	69 m ²
Outside Space:	9 m ²

IN BRIEF

Discover this light-filled two-bedroom apartment offering 69 m² of living space on the first floor of an exclusive new-build development in sought-after Veyrier-du-Lac. A spacious 32 m² open-plan living area leads directly onto a sunny balcony with views towards Lake Annecy, extending the principal living space outdoors.

With two double bedrooms and a well-designed layout, the apartment combines everyday practicality 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 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 69 m² of thoughtfully designed accommodation, with views towards Lake Annecy and its own sunny balcony, it provides an excellent balance of space, comfort and outdoor living for either a principal residence or holiday home.

At the heart of the apartment is a spacious 32 m² open-plan kitchen and living area, leading directly onto the sunny balcony with views towards Lake Annecy. This allows the principal living space to extend naturally outdoors for dining, relaxing and enjoying the lake and mountain setting.

The two generous double bedrooms are positioned away from the principal living area, creating a comfortable separation between the social and private spaces. The well-balanced layout makes the apartment equally suited to everyday 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 Town, lakefront and vibrant city life all within easy reach. Geneva is...

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