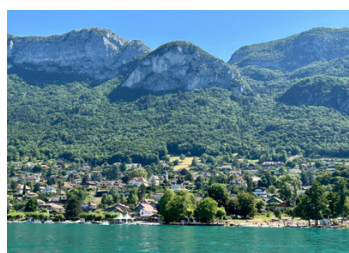


High-quality new-build 1-bed apartment with balcony in Veyrier on Lake Annecy, near Annecy & Geneva



INFORMATION

Town:	Veyrier-du-Lac
Department:	Haute-Savoie
Bed:	1
Bath:	1
Floor:	41 m2
Outside Space:	5 m2



IN BRIEF

Discover this light-filled one-bedroom apartment offering 41 m² of well-designed living space on the first floor of an exclusive new-build development in sought-after Veyrier-du-Lac. The open-plan kitchen and living area leads directly onto its own balcony, providing an attractive extension to the living space.

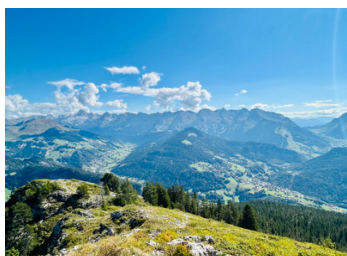
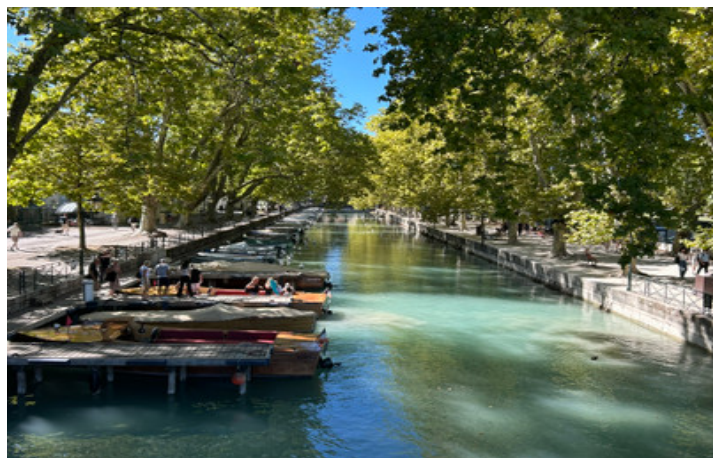
An excellent opportunity for a principal residence, second home or Lake Annecy base, the apartment combines contemporary living with an outstanding location. The lake, beach and village are all close at hand, while Annecy and Geneva are easily accessible for work and city life, with world-class skiing also 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 41 m² of thoughtfully designed accommodation and its own balcony, it presents an excellent opportunity for a principal residence, second home or convenient base in the Lake Annecy area.

The bright open-plan kitchen and living area leads directly onto the balcony, providing an additional space for a morning coffee, dining or simply relaxing outdoors. The separate double bedroom is positioned away from the main living area, creating a comfortable and practical layout for everyday living or holidays.

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.

For those living and working in the area, 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 also readily accessible for commuting, while 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 available across Haute-Savoie and the Savoie Alps within approximately two hours.

A rare opportunity to acquire a high-quality one-bedroom new-build apartment in Veyrier-du-Lac, with the additional advantage of lower notary fees...

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