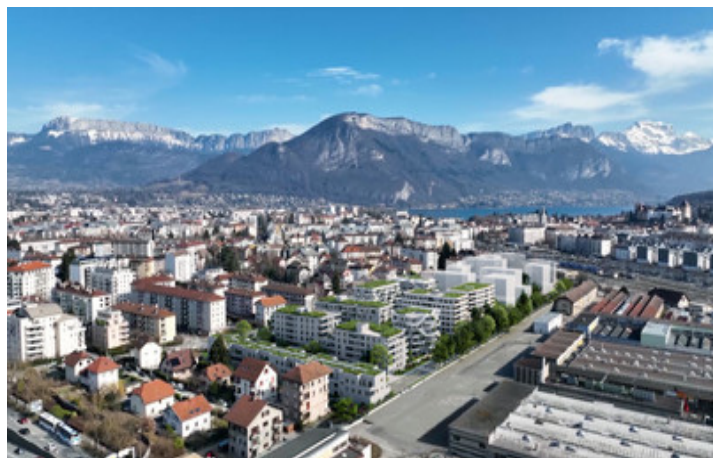


Modern studio in a stunning new build development with a private park in the heart of Annecy



INFORMATION

Town:	Annecy
Department:	Haute-Savoie
Bed:	0
Bath:	0
Floor:	34.6 m2
Outside Space:	18 m2



IN BRIEF

This incredible new development offers bright and spacious properties in the heart of the stunning lakeside city of Annecy. This lovely studio apartment features a balcony and a large terrace. With the private park within the grounds of the development, there is plenty of outdoor space to enjoy!

Delivery due June 2026

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

APARTMENT: Ref D47

Entrance hall with built in storage

Bright, open plan kitchen, living area and alcove leading out on an independent balcony (8.1m²) and a terrace (8.9m²)

Bathroom (4.2m²)

All the apartments are finished with the following high standards:

Double glazed windows

Electric roller shutters

Built in storage

Private underground parking

Bike storage on the ground floor

Private balconies/terraces

Shared garden of 1780m²

LOCAL TAXES

Taxe habitation: EUR

NOTES

THE REGION:

Famous for its iconic lake and surrounding mountains, the stunning Alpine city of Annecy is often referred to as the Venice of the Alps with its many canals weaving through the rustic old town. Annecy's rich cultural heritage is reflected in its historic centre, its cobbled streets, its medieval arcades, its Château and the Palais de l'Île.

Annecy offers an excellent quality of life, combining a sense of tranquillity with urban excitement. Its beautiful landscapes attract an average of 2.5 million visitors every year and give the town a thriving tourist trade.

TRANSPORT/ ACCESS:

Annecy TGV Station – 950m (3 minutes)

Geneva Airport – 46km (36 minutes)

Lyon Airport – 124km (1.5 hours)

THE DEVELOPMENT:

The bold contemporary architecture mixed with the open, natural spaces make this new build development a sensational prospect. The shared garden at the heart of the development offers a haven of nature accessible only to residents.