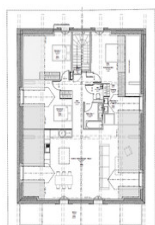


A beautifully designed T4 apartment near shops and the lake – a rare opportunity in the heart of Doussard!



INFORMATION

Town:	Doussard
Department:	Haute-Savoie
Bed:	3
Bath:	2
Floor:	111 m2
Outside Space:	24 m2



	REF.	SAF (m2)
SAF	111.1	111.1
SAF (incl. terrace)	135.1	135.1
SAF (incl. garage)	135.1	135.1
SAF (incl. parking)	135.1	135.1
SAF (incl. storage)	135.1	135.1
SAF (incl. garden)	135.1	135.1
SAF (incl. pool)	135.1	135.1
SAF (incl. other)	135.1	135.1
SAF (incl. all)	135.1	135.1



ENERGY - DPE

DPE not required.

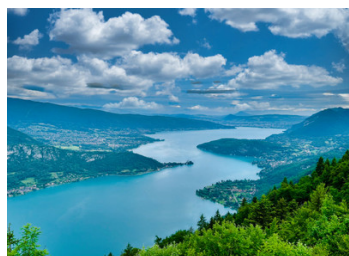
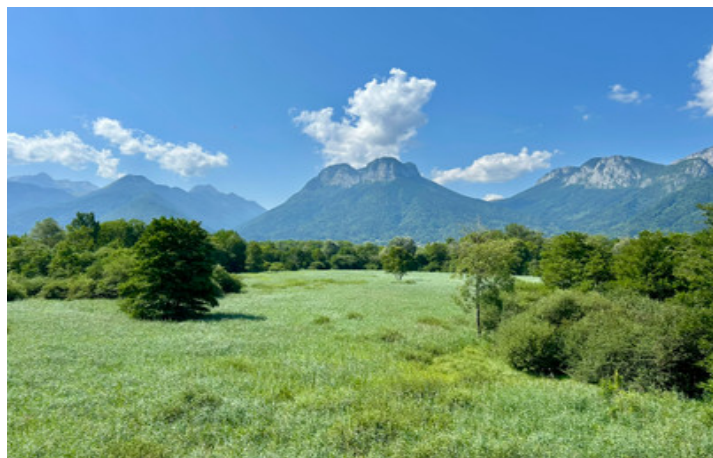
IN BRIEF

Discover this beautifully renovated, spacious 111m² living space (148.51 m² floor area), three-bedroom apartment, set for delivery in Q4 2025.

It features three generously sized bedrooms, a spacious lounge and dining area and a 24m² south-facing balcony—perfect for entertaining and relaxing. Additional benefits include a secure storage area, ideal for bikes, sports equipment, and personal belongings, plus two private parking spaces.

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.



LOCAL TAXES

Taxe habitation: EUR

NOTES

DESCRIPTION

This beautifully designed three-story building will feature five exclusive residences, each with spacious private cellars and outdoor parking on the northern side of the property.

Located just steps from local shops and only five minutes from the famous Lake Annecy, this exceptional home is set in the highly desirable and charming lakeside village of Doussard.

Offering a tranquil, rural atmosphere, it is surrounded by breathtaking Alpine scenery while still being well-connected to Annecy (20 km away) and Geneva (about an hour's drive).

Lake Annecy offers an outdoor lifestyle for everyone. Whether you prefer walking, cycling, or hiking in the mountains, or relaxing, swimming, or sailing in its crystal-clear waters, there's something for all to enjoy.

The lake is also a world-renowned paragliding destination, attracting adventure seekers from around the globe. Additionally, the famous ski resorts of Les Trois Vallées, Aravis, Les Saisies, and Mont Blanc are all within an hour's drive, offering world-class winter sports and year-round mountain adventures.

This is a unique opportunity to own a one-of-a-kind apartment in an idyllic setting! Contact me today for more details or to arrange a viewing.

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>