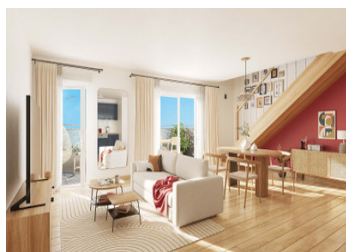


Peaceful New Apartment Located on the Outskirts of Annecy, Near the Autoroute with Outdoor Living Space



INFORMATION

Town:	Poisy
Department:	Haute-Savoie
Bed:	1
Bath:	0
Floor:	41 m2
Outside Space:	12 m2

IN BRIEF

Located in Poisy, just 6 km from Annecy and under 40 minutes from Geneva, this residence offers a tranquil living environment with strong long-term rental appeal. Its strategic position provides easy access to Lake Annecy, renowned ski resorts such as La Clusaz and Le Semnoz, and major employment centers across the Greater Annecy area.

The development consists of two thoughtfully spaced buildings that preserve residents' privacy while integrating harmoniously into the suburban landscape. The architecture combines traditional Haute-Savoie elements—such as light-colored plaster facades and red terracotta tile roofs—with a contemporary design approach.

Situated in a region known for its quality of life, economic vitality, and limited rental supply, this property presents a compelling opportunity for both primary residence and investment.

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

Located in Poisy, just 6 km from Annecy and under 40 minutes from Geneva, this residence offers a tranquil living environment with strong long-term rental appeal. Its strategic position provides easy access to Lake Annecy, renowned ski resorts such as La Clusaz and Le Semnoz, and major employment centers across the Greater Annecy area.

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

LOCAL TAXES

Taxe habitation: EUR

NOTES