

Charming four-bedroom home in a peaceful setting with breathtaking alpine views, just minutes from Lake Annecy

EXCLUSIVE

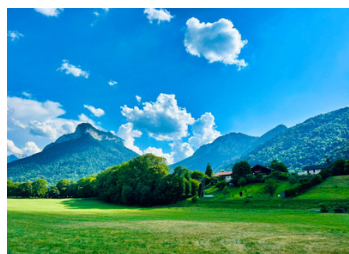


## INFORMATION

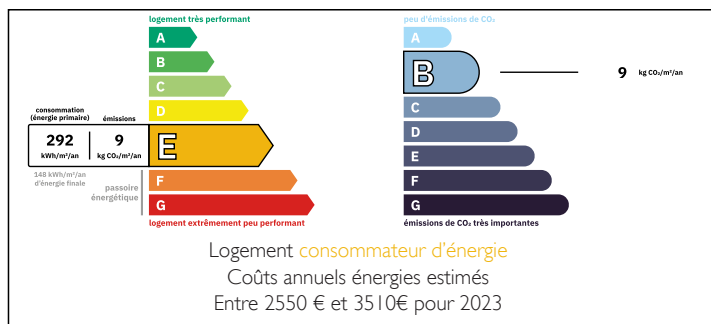
Town:	Lathuile
Department:	Haute-Savoie
Bed:	4
Bath:	2
Floor:	123 m2
Plot Size:	1033 m2

## IN BRIEF

Discover this beautiful four-bedroom home featuring a bright and modern open-plan kitchen and dining area, with breathtaking Alpine views and all-day sunshine from its generous outdoor terrace. Ideally located near the shores of Lake Annecy, this property offers the perfect blend of peace, natural beauty, and accessibility.

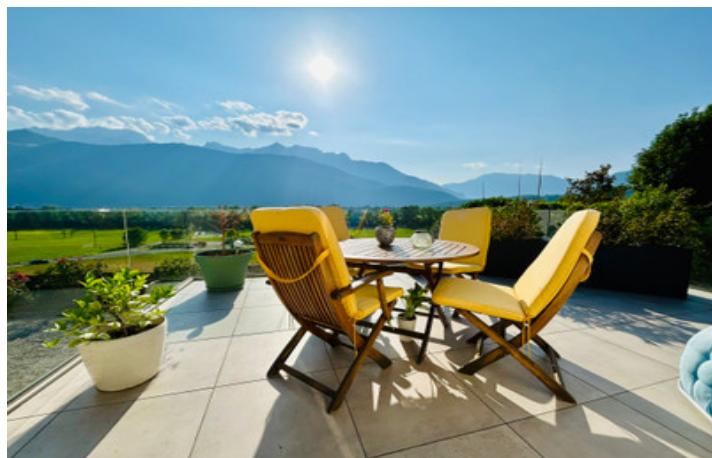


## ENERGY - DPE



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 foncière: 828 EUR**

**Taxe habitation: EUR**

## NOTES

## DESCRIPTION

This exceptional, light-filled 123 m<sup>2</sup> home is located in the highly desirable and charming commune of Lathuile. Just a short cycle from Lake Annecy and within an hour of several world-famous ski resorts, this home is perfect for both summer and winter living.

Inside, you'll find a bright 40 m<sup>2</sup> open-plan kitchen and lounge, along with four generously sized bedrooms. There is also the option to convert an additional 13 m<sup>2</sup> space into a fifth bedroom if desired. The sun-drenched terrace and garden are ideal for dining and relaxing while enjoying magnificent lake and mountain views.

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

Offering a tranquil, rural atmosphere while still being well connected to Annecy town (20 minutes away) and Geneva (just a 55-minute drive), this is a unique opportunity.

Contact me today for more details or to arrange a viewing.

First Floor:

Bedroom 1 - 11 m<sup>2</sup>

Bedroom 2 + ensuite - 14 m<sup>2</sup>

Kitchen / Dining & living room - 40 m<sup>2</sup>

Ground Floor:

Bedroom 3 - 13 m<sup>2</sup>

Bedroom 4 - 8 m<sup>2</sup>

Salon 2 - 24 m<sup>2</sup>

Bathroom - 5 m<sup>2</sup>

Garage - 18 m<sup>2</sup>

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Information about risks to which this property is