

## Historic Estate in Annecy-le-Vieux at the Foothills of Mont Veyrier Featuring Spectacular Lake Annecy Views



## INFORMATION

Town:	Annecy
Department:	Haute-Savoie
Bed:	10
Bath:	3
Floor:	388 m2
Plot Size:	28761 m2

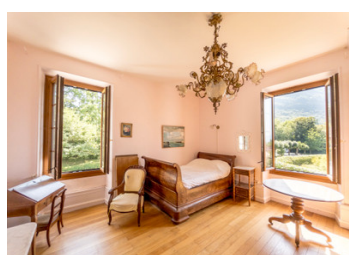
## IN BRIEF

Step inside this stunning 388m<sup>2</sup> historical home, owned by the same family since the early 20th century—a rare and once-in-a-lifetime opportunity.

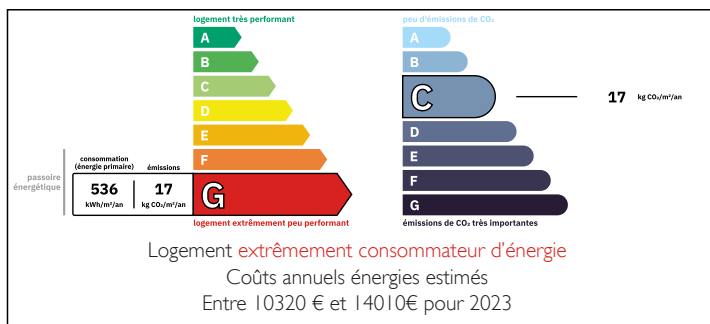
Set on nearly 3 hectares at the foot of Mont-Veyrier in Annecy-Le-Vieux, it's accessed via a secluded, tree-lined path and offers panoramic views of the lake and city.

Inside, historical charm abounds. The grand entryway features terrazzo tile and well maintained hardwood floors leading to a spacious terrace overlooking Annecy.

The ground floor includes a grand south-facing living room with chevron hardwood floors, crown moldings, and 3.3m (11-foot) ceilings; a formal dining room with Versailles-parquet floors and six-foot windows; a kitchen, office, and multi-purpose utility room.

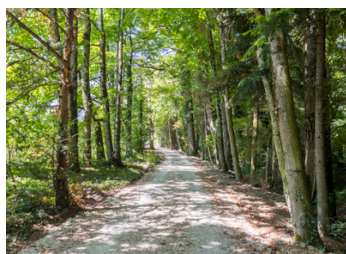


## ENERGY - DPE



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.



## DESCRIPTION

Step inside this stunning 388m<sup>2</sup> historical home, owned by the same family since the early 20th century—making this a rare and once-in-a-lifetime opportunity.

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Inside, historical charm abounds. The grand entryway features terrazzo tile and well maintained hardwood floors leading to a spacious terrace overlooking Annecy.

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The top two floors each offer five spacious bedrooms, along with an independent WC and bathroom—ideal for comfortable family living or guest accommodations. Large windows throughout offer natural light and picturesque mountain and lake views.

This house also offers a large cellar with ample space for storage, hosting events, or wine tasting.

Perfect for someone dreaming of opening a bed and breakfast, creating a horse farm, or simply restoring and enjoying it as a private residence, this home offers space, character, and endless potential.

Room and basement area in square meters:

Office 20.79

Dining room 29.80

Living room 33.90

Kitchen 23.47

Utility room 12.82

## LOCAL TAXES

Taxe habitation: EUR

## NOTES