

Brand new ground floor studio apartment for sale in Annecy with terrace and storage cellar close to transport



## INFORMATION

Town:	Annecy
Department:	Haute-Savoie
Bed:	0
Bath:	0
Floor:	27.65 m2
Outside Space:	12 m2



## IN BRIEF

The 4 elegant and stylish buildings which make up this development are surrounded by greenery and designed to make the most of the views and sunshine with each apartment having a terrace or balcony open to the sky. This staged design offers privacy enabling you to enjoy the outdoors without being overlooked.

This studio apartment has a modern open plan design and large terrace. Built in storage and a storage cellar have been included.

Apartments range in size from studio to 3 bedrooms and if purchased as an investment offer the chance of reduced VAT.



## 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

Set in Seynod, on the outskirts of Annecy, this area is being fully regenerated and making the most of the strong local economic growth. Within easy reach you have the A41 Motorway to Geneva/ Chambéry / Aix-les-Bains; the TGV station; local buses and cycle paths. There are local schools and colleges as well as supermarkets and local shops.

The development offers secure access and bike storage, many apartments come with private parking places. Being new, they comply with all the latest sound and thermic insulation requirements and 10 year guarantees ensure that you will not have any work to do!

Annecy is famed for its beautiful lake and surrounding mountains, the gateway to multiple ski resorts and the perfect place to enjoy the surrounding countryside and national parks.

Transport links:

Geneva International Airport - 45km (30 minutes)

The A41 Motorway - 8 minutes drive

Local bus stop 190m for the centre of Annecy

Cycle paths a priority through out the town - 10 minutes bike ride to the lake

## LOCAL TAXES

**Taxe habitation:** EUR

## NOTES

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