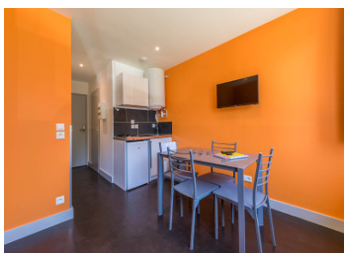
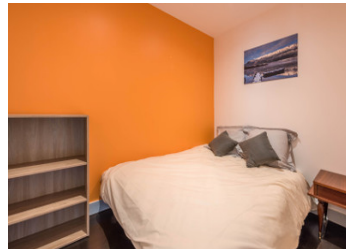
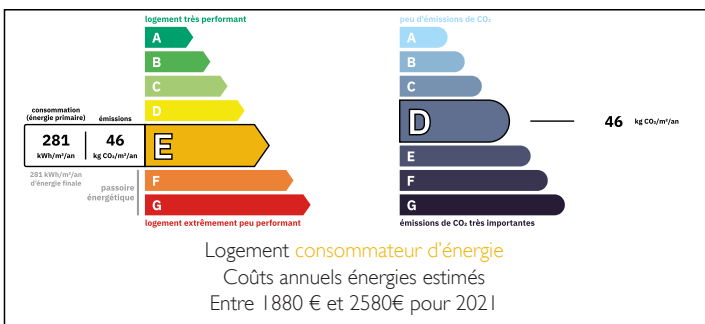


Turnkey Investment Opportunity – Four Independent Studios in High-Demand Annecy with Parking & Close to Shops

EXCLUSIVE



ENERGY - DPE



INFORMATION

Town:	Annecy
Department:	Haute-Savoie
Bed:	0
Bath:	4
Floor:	82 m2
Plot Size:	0 m2

IN BRIEF

A rare opportunity to acquire four fully independent studio units on the ground floor of a secure residence in Annecy's Romains neighborhood which offer a strong indicative gross annual rental return of approx. 7.4%. Perfect for investors seeking high-demand, low-maintenance rental property with excellent occupancy potential.

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

Ideal for investors, mid-term and long-term rental strategies, or anyone looking for a low-maintenance, income-generating asset in one of France's most desirable and supply-constrained markets.

Property Overview

The four studios are connected by a private internal corridor that includes a communal laundry area (washing machine) and additional storage space. The units offer an efficient layout and strong tenant appeal thanks to their proximity to shops and transport.

The lot includes:

Studio T1 – 15 m²

Private bathroom with shower and WC

Studio T1 – 15 m²

Bathroom with shower + separate WC

Studio T1 bis – 21 m²

Separate sleeping corner + private bathroom with shower and WC

Studio T1 bis – 21 m²

Separate sleeping corner + private bathroom with shower and WC

Additional features:

Private cellar in the basement

Private parking within a secure building

Low-maintenance setup, perfect for rental operations

Steps away from a local grocery store and bus stop, providing excellent daily convenience

Investment Highlights

Located in a tense rental zone where demand consistently exceeds supply

High occupancy potential due to proximity to Annecy center, transport, and amenities

Attractive setup for furnished rentals or student rentals

LOCAL TAXES

Taxe habitation:

EUR

NOTES