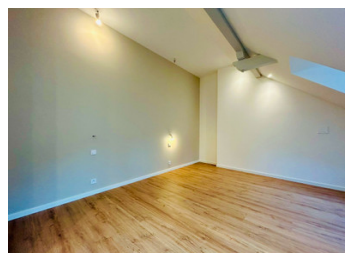
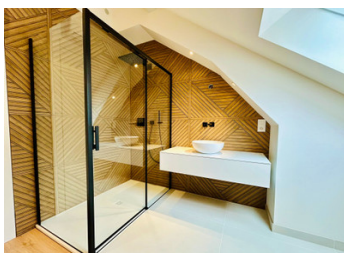
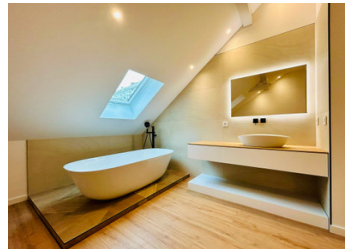


Elegant 2-Bedroom Duplex in a Renovated Historic Apartment in the Heart of Annecy Old Town



INFORMATION

Town:	Annecy
Department:	Haute-Savoie
Bed:	2
Bath:	0
Floor:	97 m2
Plot Size:	0 m2

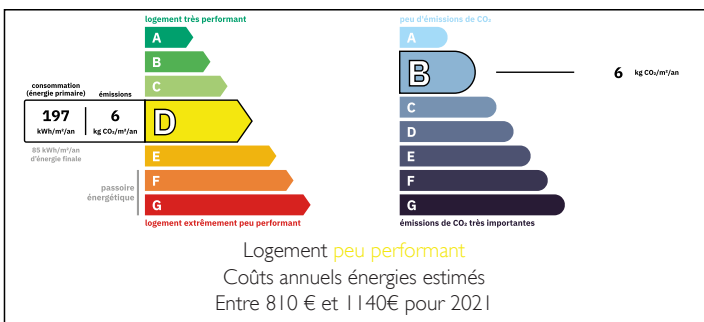


IN BRIEF

Discover this beautifully renovated two-bedroom duplex apartment set on a peaceful pedestrian street in Annecy's historic old town. Combining the charm of centuries-old architecture with modern comfort, this spacious and light-filled home offers 113 m² of stylish living across two levels, plus a 25 m² divided cellar for bicycles, storage, or creative use.

Moments from the cathedral, canals, and Annecy's iconic lake, this rare property captures the essence of old-town living — tranquil, characterful, and just steps from cafés, boutiques, and cultural life. Perfectly positioned for year-round Alpine adventure, it also offers quick access to Geneva for work and international travel.

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

This character-filled duplex apartment presents a unique opportunity to own a beautifully renovated home in one of France's most desirable locations. Part of a carefully restored historic property, the apartment has been fully modernised to combine elegance, functionality, and timeless appeal.

Spread across two levels, the 113 m² interior is designed for light and flow. The ground floor features a welcoming living and dining area, a separate fitted kitchen, a WC, and a convenient laundry/storage space. Upstairs are two generous bedrooms, each with a private bathing area — one with a bathtub, the other with a shower — and a bright landing that could serve as a reading nook or home office.

On the ground floor, a spacious 25 m² divided cellar provides excellent storage for bicycles, sports equipment, or seasonal items. Renovated to high standards, the apartment is sold move-in ready.

Situated just steps from Annecy's cathedral, canals, and lively markets, this apartment offers the rare balance of heritage and tranquillity. The surrounding pedestrian lanes invite exploration, leading to charming cafés, shops, and lakefront promenades.

Lake Annecy offers an exceptional outdoor lifestyle year-round — from swimming, sailing, and cycling to scenic walks and mountain hikes. The surrounding Alps provide easy access to world-class ski resorts including La Clusaz and Le Grand-Bornand, while Geneva's international airport is less than an hour away, connecting you effortlessly to the rest of Europe.

This is not just an apartment - it's a rare opportunity to own a piece of Annecy's living history,...

LOCAL TAXES

Taxe habitation: EUR

NOTES