

Charming and Large 4-Bedroom House, Located in the Heart of Annecy, Near Schools, Commerce and Lake Annecy



INFORMATION

Town:	Annecy
Department:	Haute-Savoie
Bed:	4
Bath:	2
Floor:	131 m ²
Plot Size:	536 m ²

IN BRIEF

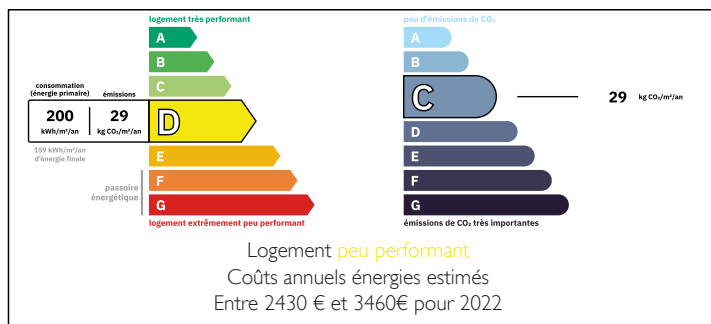
Leggett International Immobilier proudly presents a large 4 Bedroom House, tucked away on a quiet one-way street, only steps away from the commercial center. The house contains an enclosed garden of 536 m², complete with large mature trees.

The ground floor includes a large open combined living area of 50 m². Within this space, you will find an open kitchen, dining area, and living room. There are also a WC and pantry which completes this level.

On the floor above, you will find the primary bedroom, a second bedroom, a bathroom with a WC and shower, and an open space which can be used as a guest bedroom or office and opens to a large balcony.

On the top floor you have a full bathroom complete with a WC, a third bedroom, and two additional

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 house is located only steps away from the city center, making its location attractive to those who seek convenience to all the amenities Annecy has to offer. The house is located on a quiet street in close proximity to Berthollet High School and Avenue de Brogny.

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



LOCAL TAXES

Taxe habitation: EUR

NOTES