



Contemporary house

LOVAGNY (74)

850 000 €*

* Agency fees to be paid by the seller



143 m²



6 pièce(s)



3 chambre(s)

PROPERTY DESCRIPTION

LOVAGNY, EXCLUSIVE! Located just 12km from the city center of ANNECY, in a haven of peace, superb 6-room villa of 143m² of living space including 113.89m² of Carrez law surface area on a plot of 1145m². It is composed on the ground floor of a beautiful living room of 50m², very bright (equipped with a stove) and enjoying a breathtaking panoramic mountain view (Parmelan, Veyrier, Tournette and Mont Blanc); a beautiful open contemporary kitchen, fully equipped serving a laundry room at the back as well as a first large garage of 27m²; a separate toilet. Upstairs, a mezzanine with its "cocooning" area, 3 bedrooms, a spacious bathroom with bathtub, shower and double sink unit. A separate toilet. This extremely well-maintained villa offers a swimming pool, a spa, a 2nd garage, a garden shed, equipment to recharge your electric vehicle, a water softener as well as centralized vacuuming... Its garden is enclosed and wooded; it is ideal for nature lovers who can take the nearby hiking trails and discover the medieval castle of Montrottier, the marvelous Fier gorges, or indulge in a round of golf nearby... the axes motorways are only 15 minutes away... Book your visit quickly... Nombre de lots de la copropriété : 2, Montant moyen annuel de la quote-part de charges (budget prévisionnel)(Néant) : 0€ soit 0€ par mois. Les honoraires sont à la charge du vendeur. Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : www.georisques.gouv.fr.

** ENGLISH SPEAKERS: please note that Capifrance has an international department that can help with translations. To see our range of 20,000 properties for sale in France, please visit our Capifrance website directly. We look forward to finding your dream home!



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ANNECY (74000)

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LE BIEN EN IMAGES



DETAILS

GENERAL

Reference 839534

Property type Contemporary house

Year of construction 1988

Exposure South

Vue dégagée, Panoramique, sur Jardin, sur Montagne

SURFACES

Living space 143 m²

Surface Carrez Law 114 m²

Living room surface 50 m²

Land surface 1145 m²

CONDOMINIUM INFORMATION

Condominium property Yes

Condominium lots count 2

COMPOSITION

Number of rooms 6

Number of bedrooms 3

Number of bathrooms 1

Toilets count 2

Balcony 1

Terrace 1

DPE/GES

DPE 249

GES 8

APPENDIX

Parking extérieur

Parking space 4

Garage 2

Videophone Non

SERVICES

Heater électricité

Heater bois

Kitchen équipée

Swimming-pool Yes



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Ces éléments sont donnés à titre indicatif et de bonne foi et n'ont aucune valeur contractuelle