



Apartment in a residence

ANNECY (74)

367 500 €*

* Agency fees to be paid by the seller



59 m²



3 pièce(s)



2 chambre(s)

PROPERTY DESCRIPTION

ANNECY: EXCLUSIVE! Located in Annecy-Le-Vieux, in a very pretty secure condominium, built in 2019 in a contemporary style, on the 2nd floor, Magnificent 3-room corner apartment of 58.84m² in Carrez Law, bright, in excellent condition, quiet, and just 3 minutes walk from shops, transport, schools... and motorway access. It consists of an entrance, a living room with its fully equipped open kitchen, opening onto an 11m² south-facing terrace; a hallway, a separate toilet, a bathroom with washing machine/dryer area, 2 bedrooms, one with cupboard. Parking in the basement completes this property. (Possibility of purchasing an additional garage for €30,000.) The co-ownership charges are very reasonable. This apartment consumes little heating, its DPE classified C is a real asset. Several bicycle rooms are at your disposal in the co-ownership. Favorite apartment! Very beautiful and rare opportunity... Book your visit quickly! Nombre de lots de la copropriété : 165, Montant moyen annuel de la quote-part de charges (budget prévisionnel) : 844€ soit 70€ 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](http://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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LE BIEN EN IMAGES



DETAILS

GENERAL

Reference 845465

Property type Apartment in a residence

Year of construction 2019

Floor number 2

Floors count 6

Exposure South

View Vue dégagée

SURFACES

Living space 59 m²

Surface Carrez Law 58.84 m²

Living room surface 25 m²

CONDOMINIUM INFORMATION

Condominium property Yes

Condominium lots count 165

Condominium fees 70 €/mois

Share of expenses 844 €

COMPOSITION

Number of rooms 3

Number of bedrooms 2

Number of bathrooms 1

Toilets count 1

Terrace 1

DPE/GES

DPE 88

GES 16

APPENDIX

Parking couvert

Parking space 1

Videophone Oui

SERVICES

Elevator Yes

Heater gaz

Kitchen équipée



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