



Apartment in a residence

ANNECY (74)

898 000 €*

* Agency fees to be paid by the seller



147 m²



5 pièce(s)



3 chambre(s)

PROPERTY DESCRIPTION

ANNECY Golden Triangle: Rare Opportunity! Discover this real estate gem nestled in the heart of the Golden Triangle of Annecy. This exceptional apartment, occupying the top floor, offers a generous surface area of 146 m², including 116.55 m² under Carrez Law. Located in a charming 1990s condominium, the atmosphere is peaceful, offering breathtaking views of the surrounding area. Just a 5-minute walk from Galeries Lafayette, its lively weekly market and the boutiques of Parmelan, this property benefits from a privileged location in the heart of the city. The living space consists of an entrance with cupboard, a fully equipped independent kitchen, semi-open to a convivial dining area. The bright living-dining room opens onto a sunny 14 m² terrace, facing south-east, offering an ideal outdoor relaxation space. The apartment has 3 bedrooms, including a master suite with its own dressing room, as well as 2 bathrooms, one of which is particularly spacious. The living spaces are thoughtfully arranged, with 2 mezzanines offering additional sleeping possibilities and a functional office space. A practical pantry/laundry room completes the package. As a bonus, a cellar is included, and you have the possibility of acquiring two underground parking spaces as well as an additional cellar, offering a practical storage solution for your personal belongings. Don't miss this rare opportunity to acquire an exceptional apartment in one of the most popular areas of Annecy. Contact us now to arrange a visit. Number of lots in the co-ownership: 39, Average annual amount of the share of charges (projected budget)(Electric underfloor heating included, maintenance, elevator.): €5,052 or €421 per month. Fees are the responsibility of the seller. 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 846788

Property type Apartment in a residence

Year of construction 1990

Floor number 3

Floors count 3

Exposure S-E

View Vue sur Ville

SURFACES

Living space 147 m²

Surface Carrez Law 116.55 m²

Living room surface 47 m²

CONDOMINIUM INFORMATION

Condominium property Yes

Condominium lots count 39

Condominium fees 421 €/mois

Share of expenses 5 052 €

COMPOSITION

Number of rooms 5

Number of bedrooms 3

Toilets count 2

Washrooms 2

Terrace 1

DPE/GES

DPE 223

GES 7

APPENDIX

Parking couvert

Parking space 2

Cellar 1

Videophone Oui

SERVICES

Air conditioning Yes

Elevator Yes

Heater climatisation réversible

Kitchen équipée



CAPIFRANCE
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RCS de Montpellier n° 441 338 985
SAS au capital de 100.000 euros

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