



## House

LES OLLIERES (74)

**855 000 €\***

\* Agency fees to be paid by the seller



155 m<sup>2</sup>



6 pièce(s)



3 chambre(s)

## PROPERTY DESCRIPTION

Just 10 minutes from Annecy by car in the town of Ollières, 6-room detached villa of 155 m<sup>2</sup> of living space (180m<sup>2</sup> on the ground), in absolute calm and enjoying one of the most beautiful views in the area.

Approximately 1800 m<sup>2</sup>, at the end of a dead end, surrounded by greenery, this South/West facing house will seduce you with its rare and exceptional location.

It includes on the ground floor a hall, a kitchen communicating with the living room, as well as a very bright living room with a splendid view. A bathroom, a toilet, a pantry and a large office complete the package.

Upstairs, 3 attic bedrooms with cupboards, a pretty bathroom, a mezzanine and a toilet.

70m<sup>2</sup> basement and a large 2-car carport will serve as storage. Very good energy performance thanks to underfloor heating by heat pump, thermodynamic water heater and reinforced insulation as well as a wood stove.

Some refreshments will be necessary to bring this house to your tastes!

The Advantages: Exceptional view / Quiet / Good energy performance / Rainwater recovery tank. Don't delay, contact me to book your visit. 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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Agent

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## LE BIEN EN IMAGES





## DETAILS

### COMPOSITION

Number of rooms .....	6
Number of bedrooms .....	3
Number of bathrooms .....	1
Toilets count .....	2
Washrooms .....	1
Balcony .....	1
Terrace .....	1

### DPE/GES

DPE .....	162
GES .....	5

### APPENDIX

Parking .....	extérieur
Parking space .....	2
Garage .....	1
Cellar .....	1
Videophone .....	Non

### SERVICES

Heater .....	pompe à chaleur
Kitchen .....	équipée

### GENERAL

Reference .....	847304
Property type .....	House
Year of construction .....	1991

### SURFACES

Living space .....	155 m²
Land surface .....	1800 m²



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SAS au capital de 100.000 euros

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