



Apartment in a residence

ANNECY (74)

835 000 €*

* Agency fees to be paid by the seller



111 m²



4 pièce(s)



2 chambre(s)

PROPERTY DESCRIPTION

ANNECY, RARE! Just 5 minutes walk from the "Courier" shopping center, Great opportunity for this 3/4 room apartment of 111 m² of living space including 95.58 m² in Carrez Law, located on the top floor, enjoying a superb panoramic view of the mountains. It consists of a large entrance, a living-dining room opening onto a spacious, intimate, perfectly quiet 30 m² terrace, a fully equipped kitchen, two bedrooms, two shower rooms, toilets, cupboards. This penthouse apartment is in very good condition and has a cellar. It faces east-west. Possibility of purchasing basement parking for €20,000 extra. This contemporary style residence from 1993 is very well maintained, completely secure, and benefits from a very pretty park. Shops, train station, schools and high school are a 5-minute walk away. Motorway axis 5 minutes away. Great opportunity, book your visit... Number of lots in the co-ownership: 156, Average annual amount of the share of charges (projected budget)(Basis of floor heating, co-ownership maintenance, elevator.): €2,400 or €200 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. gov. 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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ANNECY (74000)

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LE BIEN EN IMAGES



DETAILS

GENERAL

Reference	847669
Property type	Apartment in a residence
Year of construction	1993
Floor number	7
Floors count	7
Exposure	E-W
View	Vue dégagée, Panoramique, sur Montagne

SURFACES

Living space	111 m ²
Surface Carrez Law	96 m ²
Living room surface	44 m ²

CONDOMINIUM INFORMATION

Condominium property	Yes
Condominium lots count	156
Condominium fees	200 €/mois
Share of expenses	2 400 €

COMPOSITION

Number of rooms	4
Number of bedrooms	2
Toilets count	1
Washrooms	2
Terrace	1

DPE/GES

DPE	310
GES	10

APPENDIX

Parking space	0
Cellar	1
Videophone	Oui

SERVICES

Elevator	Yes
Heater	électricité
Kitchen	équipée



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SAS au capital de 100.000 euros

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