



Anne GUIGARD
Capifrance

Wood-frame house

FILLIERE (74)

759 000 €*

* Agency fees to be paid by the seller



125 m²



6 pièce(s)



4 chambre(s)

PROPERTY DESCRIPTION

FILLIERE, former commune of SAINT MARTIN BELLEVUE: EXCLUSIVE! Only 7 minutes from ANNECY: URGENT! Discover this superb wooden frame villa built in 2014, offering a living area of 124.98 m² under Carrez Law spread over 2 levels. On the ground floor, you will find a spacious living room of 47 m² with an open kitchen, a living room and its wood stove, as well as an office and a separate toilet. Upstairs, a mezzanine, 3 bedrooms including a master bedroom with its dressing room and shower room, a bathroom, a separate toilet await you. This house also has a spacious basement including a 54 m² garage with an automatic door and a 12m² laundry room. Enjoy a plot of 1015 m² with a garden shed and an open view facing south-west. A 41 m² terrace invites you to relax and enjoy meals outdoors. Located not far from the ANNECY NORD motorway, this property is ideally placed to facilitate your travel towards Lyon or Geneva. The bus stop is located 100 meters away for the Annecy-Geneva line as well as school buses. In addition, it is equipped with programmable underfloor heating, reversible air conditioning, fiber optics, and an automatic gate equipped with a videophone for your comfort all year round. Don't miss this exceptional opportunity! Contact Anne GUIGARD now for a visit. 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!



Anne GUIGARD

ANNECY (74000)

Agent

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ANNECY

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LE BIEN EN IMAGES



DETAILS

GENERAL

Reference 849878

Property type Wood-frame house

Year of construction 2014

Exposure S-W

View Vue dégagée, sur Jardin

SURFACES

Living space 125 m²

Surface Carrez Law 124.98 m²

Living room surface 39 m²

Land surface 1015 m²

COMPOSITION

Number of rooms 6

Number of bedrooms 4

Number of bathrooms 1

Toilets count 2

Washrooms 1

Balcony 1

Terrace 1

DPE/GES

DPE 135

GES 4

APPENDIX

Parking extérieur

Parking space 4

Garage 1

Videophone Oui

SERVICES

Air conditioning Yes

Heater électricité

Heater climatisation réversible

Heater bois

Kitchen équipée



CAPIFRANCE
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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