



Apartment in a residence

VEYRIER DU LAC (74)

**960 000 €\***

\* Agency fees to be paid by the seller



72 m<sup>2</sup>



4 pièce(s)



3 chambre(s)

## PROPERTY DESCRIPTION

VEYRIER-DU-LAC, EXCLUSIVE! Discover the pinnacle of comfort and quality of life, in Veyrier-du-Lac, on the eastern shore of Lake Annecy, in one of the most popular areas of Haute-Savoie. As in a small house, this superb 4-room furnished duplex of 70.54 m<sup>2</sup> Carrez Law, nestled within a small exclusive condominium of only 8 apartments, offers you an incomparable living environment. Enjoy absolute calm and breathtaking panoramic views of the lake from your own 45 m<sup>2</sup> terrace, facing southwest. 2 additional terraces of 17m<sup>2</sup> and 9m<sup>2</sup> surround this apartment. Inside, every detail has been carefully thought out for your comfort and well-being. The ground floor includes a bright living room with a fully equipped open kitchen, a bedroom, a bathroom with Italian shower, a separate toilet and a practical pantry. Upstairs, you will discover a hallway with laundry area, two elegant bedrooms, a bathroom with Italian shower and toilet, as well as the possibility of creating an additional room of 13m<sup>2</sup> according to your needs and desires. A cellar and a garage in the basement complete this property. This apartment benefits from the exclusive use of an outdoor parking space opposite its entrance. Don't miss this unique opportunity to live in an exceptional setting where luxury, comfort and breathtaking views meet harmoniously. Make an appointment today with Anne Guigard for an exclusive visit! Number of lots in the co-ownership: 10, Average annual amount of the share of charges (projected budget)(Maintenance contracts, insurance, green spaces, elevator, automatic garage door.): €1,540 or €128 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](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!



**Anne GUIGARD**

**ANNECY (74000)**

Agent

RSAC : 423 840 271 00039

Courts service city :  
ANNECY

**(+33)6 15 35 03 20**

## LE BIEN EN IMAGES





## DETAILS

### GENERAL

Reference ..... 849342

Property type ..... Apartment in a residence

Year of construction ..... 2017

Floors count ..... 1

Exposure ..... S-W

View ..... Vue dégagée, Panoramique, sur Montagne

Furnished ..... Yes

### SURFACES

Living space ..... 72 m²

Surface Carrez Law ..... 70.54 m²

Living room surface ..... 24 m²

### CONDOMINIUM INFORMATION

Condominium property ..... Yes

Condominium lots count ..... 10

Condominium fees ..... 128 €/mois

Share of expenses ..... 1 540 €

### COMPOSITION

Number of rooms ..... 4

Number of bedrooms ..... 3

Toilets count ..... 2

Washrooms ..... 2

Balcony ..... 1

Terrace ..... 1

### DPE/GES

DPE ..... 176

GES ..... 5

### APPENDIX

Parking ..... extérieur

Parking space ..... 1

Garage ..... 1

Cellar ..... 1

Videophone ..... Oui

### SERVICES

Air conditioning ..... Yes

Elevator ..... Yes

Heater ..... électricité

Heater ..... climatisation réversible

Kitchen ..... équipée



CAPIFRANCE  
639 rue du Mas de Verchant, Immeuble Diver'city - 34 170 Castelnau Le Lez  
CS 70058 34 473 Pérols Cedex  
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