



Apartment in a residence

ANNECY LE VIEUX (74)

395 000 €*

* Agency fees to be paid by the seller



64 m²



3 pièce(s)



2 chambre(s)

PROPERTY DESCRIPTION

ANNECY-LE-VIEUX: EXCLUSIVE! Looking for a bright and modern cocoon? do not search anymore ! I present to you this impeccable 3-room apartment, like new, nestled on the 1st floor of a charming condominium built in 2021. Bathed in light all day thanks to its south-facing exposure, this 64m² living space will seduce you from the first sight . Upon entering, you will be greeted by a spacious 26m² living room with open fitted kitchen, ideal for entertaining family and friends. The 2 comfortable bedrooms have built-in cupboards for optimal storage. The bathroom offers a dedicated space for your washing machine, and a separate toilet adds to your daily comfort. To enjoy the mild sunny days, a magnificent 15m² terrace awaits you, offering a soothing view of the greenery in a calm and serene environment. The electric shutters and the individual gas boiler guarantee modern and energy-efficient comfort all year round. Ideally located just 5 minutes from shops, schools and colleges, as well as 7 minutes from the Annecy-North motorway, this apartment offers a perfect balance between tranquility and practicality. In addition, the possibility of acquiring a basement garage for an additional €30,000 adds inestimable value to this exceptional offer. Don't miss out on visiting this apartment located just 3 minutes above "Botanic" Annecy-Le-Vieux. Number of lots in the co-ownership: 35, Average annual amount of the share of charges (projected budget)(Elevator, garage door, Green spaces, Housekeeping, Vmc. maintenance): €1473 or €122 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 854006

Property type Apartment in a residence

Year of construction 2021

Floor number 1

Floors count 2

Exposure South

View Vue dégagée, sur Jardin

SURFACES

Living space 64 m²

Surface Carrez Law 63.71 m²

Living room surface 30 m²

CONDOMINIUM INFORMATION

Condominium property Yes

Condominium lots count 35

Condominium fees 123 €/mois

Share of expenses 1 473 €

COMPOSITION

Number of rooms 3

Number of bedrooms 2

Number of bathrooms 1

Toilets count 1

Terrace 1

DPE/GES

DPE 104

GES 20

APPENDIX

Videophone Oui

SERVICES

Elevator Yes

Heater gaz

Kitchen équipée

Interpcom Yes



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