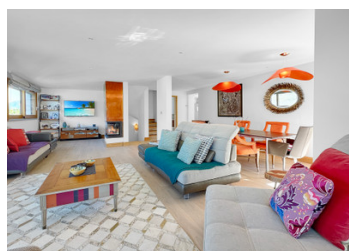
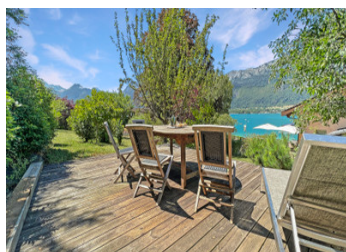


**RARE, lakeside villa, with magnificent views over mountains and the waters of Lake Annecy**



## INFORMATION

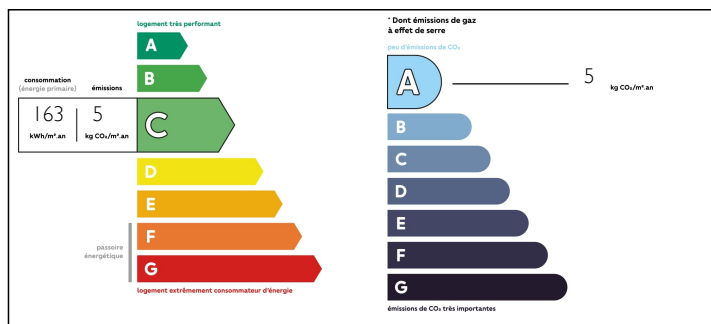
Town:	Annecy
Department:	Haute-Savoie
Bed:	4
Bath:	2
Floor:	195 m2
Plot Size:	934 m2



## IN BRIEF

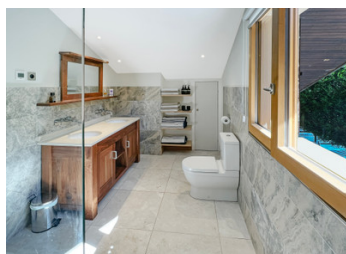
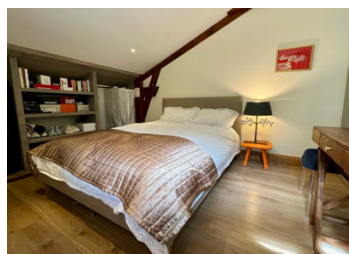
Beautiful villa on the shore of Lake Annecy with pontoon mooring and uninterrupted views across the lake with beautiful sunshine exposure etc.... This delightful house built in 1972 with a complete renovation 10 years ago and a kitchen extension in 2016. It offers a perfect blend of natural beauty, modern comfort, and convenient access to a variety of amenities and outdoor activity Unrivalled views over the turquoise waters at the quieter end of the lake but still only 17kms from Annecy old town and 5kms from the beautiful port of Talloires The Numbered mooring that comes with the house, is on the pontoon with provision for a 7.5m boat. The Perfect property for either a permanent residence or a holiday home,. Fixtures and fittings all Top quality including engineered wood flooring throughout, with underfloor heating on ground floor ,Hans Grohe, Axor by Starck, Duravit Starck, and Lutron electricals...

## ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



## DESCRIPTION

This beautiful lakeside villa with private boat mooring sounds like a dream property. Here's the detailed description of its features and amenities:

Kitchen 21m2  
 Open plan sitting room 52m2  
 Tv corner with chimney 8m2  
 Master bedroom 21m2 + dressing 7m2  
 Bedroom 2 10.50m2  
 Shower room 8.50 m2  
 Bedroom 3 13m2  
 Bedroom 4 13m2  
 Shower room 5.m2  
 Cinema 18m2  
 Garage 30m2 + 9m2  
 Cave

The villa is situated on the quieter end of Lake Annecy, offering unrivaled views over its turquoise waters.

Originally built in 1972, the house has undergone significant renovations and extensions over the years, with the latest reconstruction completed just a decade ago in 2016.

The property comes with a numbered mooring on the pontoon, which can accommodate a 7.5-meter boat. There is also a dossier to reinstate a private pontoon.

The house provides easy access to popular ski resorts, including the 3 Valleys, Megève, and Les Aravis, making it an ideal year-round location.

Whether you're looking for a permanent residence or a holiday home, this property suits both purposes.

**High-Quality Fixtures:** The villa boasts top-quality fixtures and fittings, including engineered wood flooring with underfloor heating on the ground floor, Hans Grohe, Axor by Starck, Duravit Starck, and Lutron electrical fittings.

The ground floor features a large entry hall, two double bedrooms, a shower room, a cinema room, and a two-car garage.

The first floor comprises an open-plan sitting room, dining area, and TV corner with a cassette fireplace,

## LOCAL TAXES

**Taxe foncière: 1636 EUR**

**Taxe habitation: 2212 EUR**

## NOTES