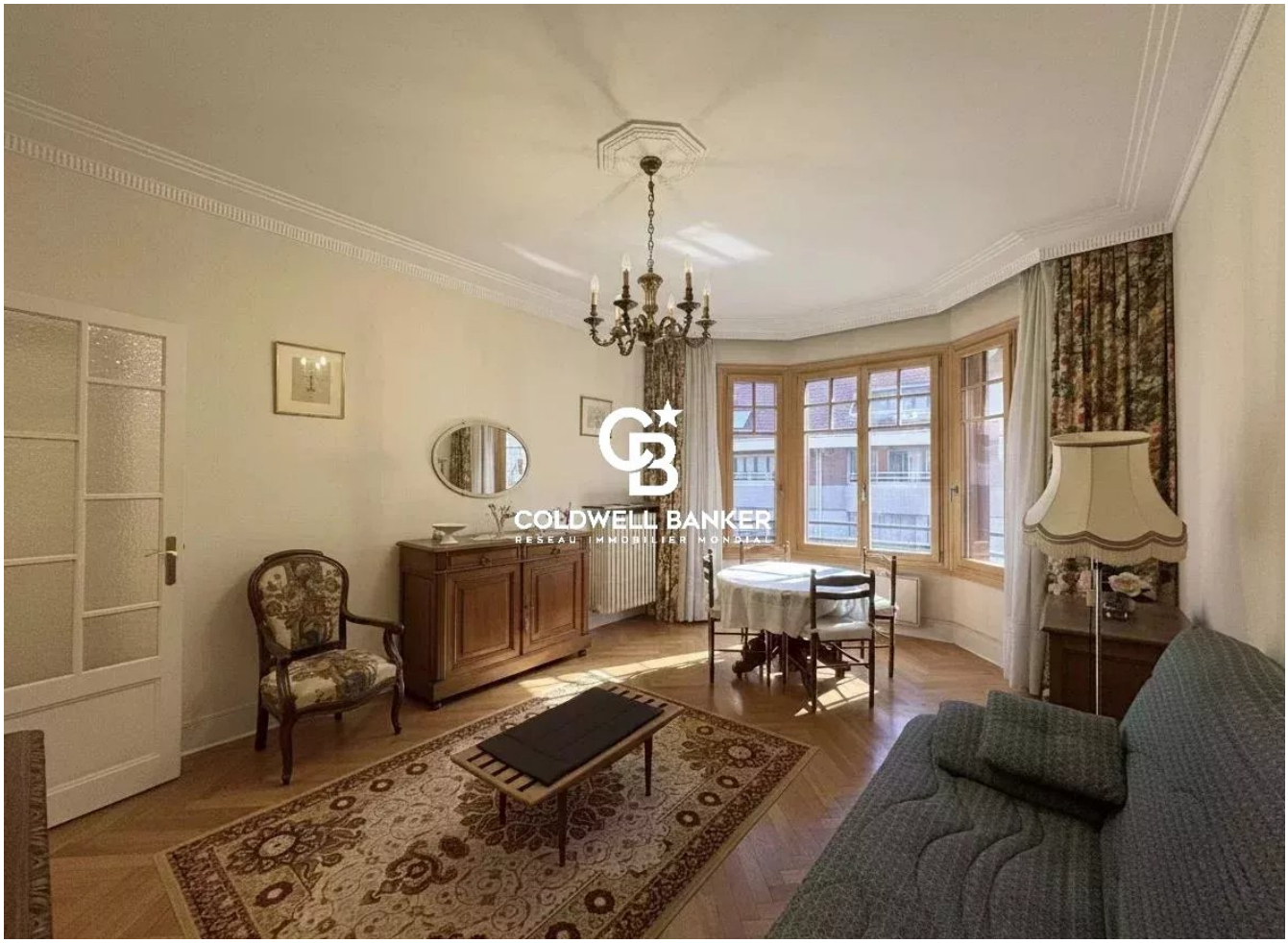
COLDWELL BANKER
EUROPA REALTY

Apartment Annecy 62 m²



SALE PRICE : 430 000 €

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DESCRIPTION

Ideally located between the lake and Annecy town centre, discover a property with authentic character. This large one-bedroom flat is on the 5th floor of a magnificent building dating from 1939.

This dual-aspect apartment with a surface area of 62.64 m² offers freedom of layout. It has a kitchen with a loggia, a bright living room with a bow window and a quiet bedroom on the courtyard side. Finally, there is a bathroom and separate WC.

Currently in its original style, it offers great potential for renovation for those who wish to create a unique living space, combining beautiful high ceilings with contemporary décor.

Having trouble visualising the result? To help you with this project, we can provide you with layout projections.

To complete this property, a cellar is included in the sale price.
A secure garage is also available at an additional cost of €75,000.

Information on the risks to which this property is exposed is available on the Géorisques website: www.georisques.gouv.fr

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FEATURES

Property type:	Apartment	Area:	62.64 m²	Elevator:	Oui
Number of units:	27	Property tax:	€713.00	Number of rooms:	2 rooms
Number of bedrooms:	1 bedroom				

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ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): E 266

Greenhouse gas emissions (GHG) index: E 58

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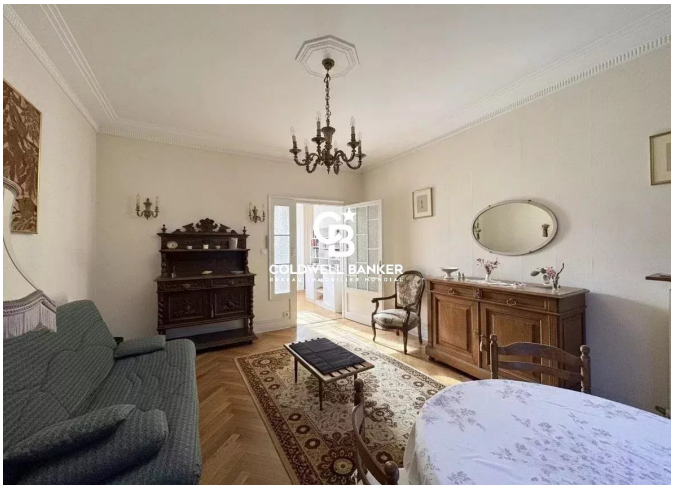

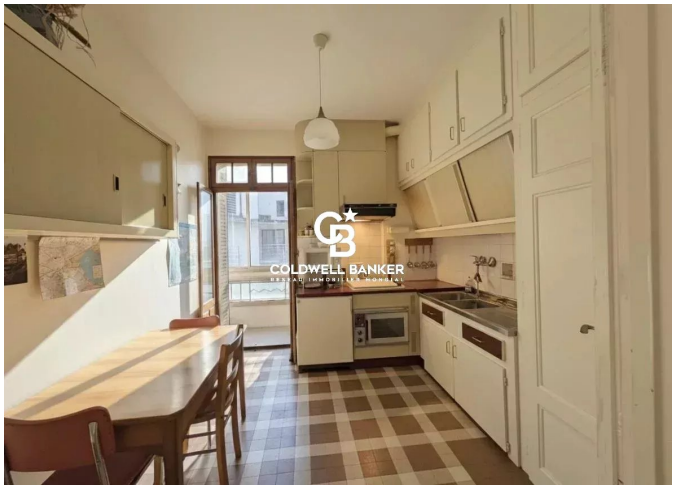

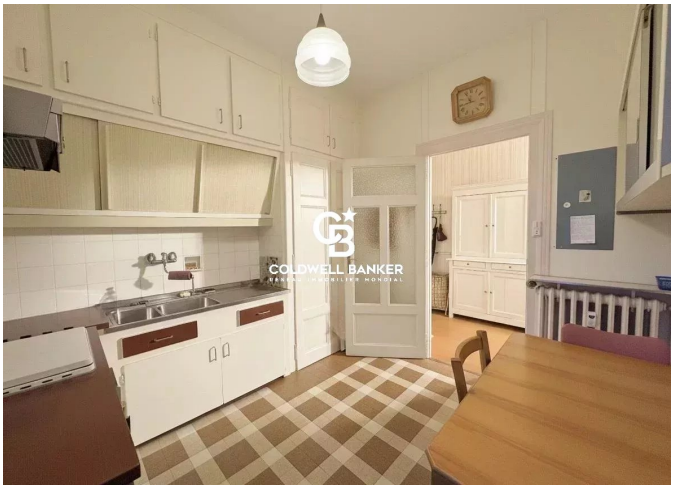







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