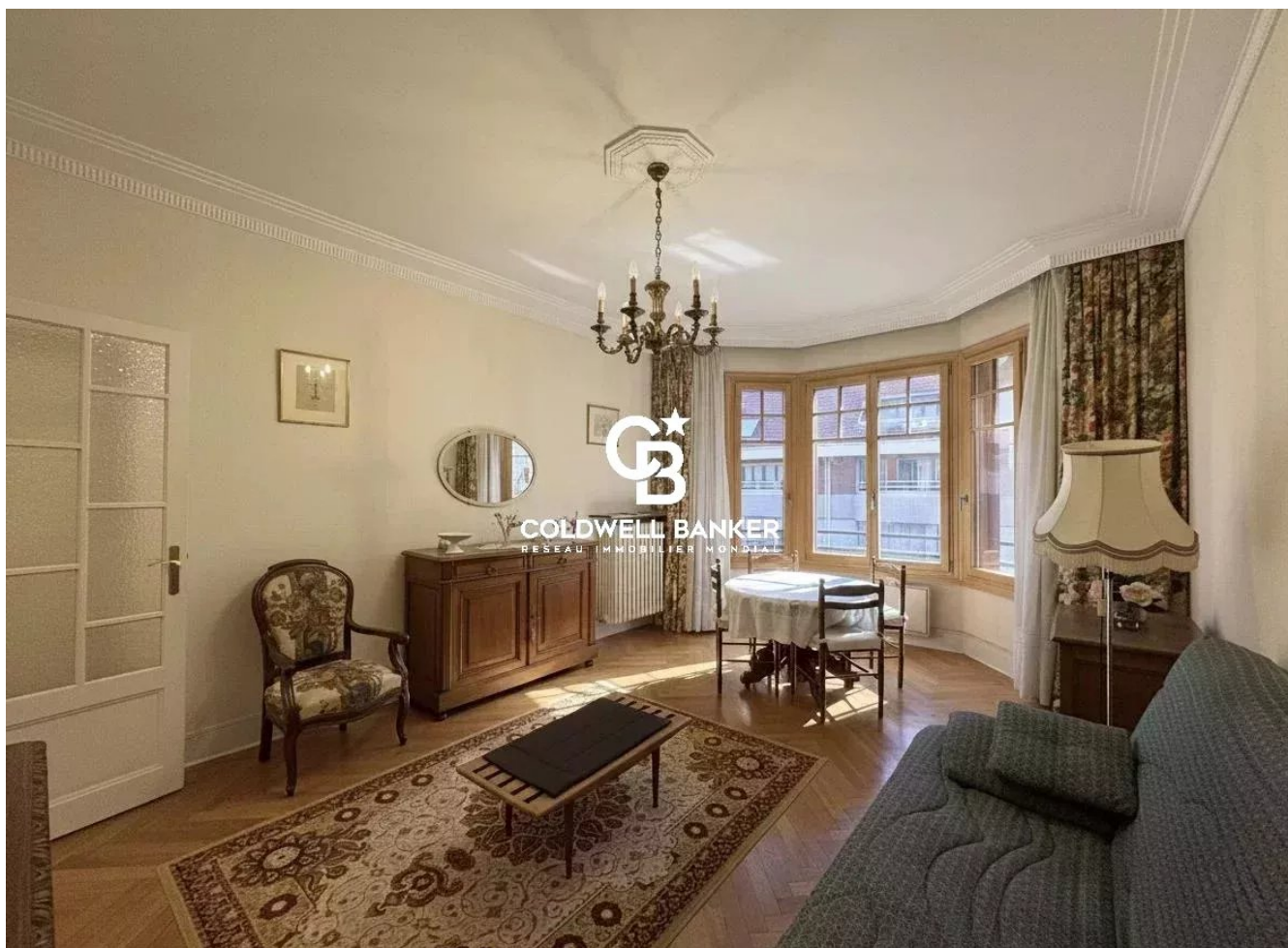


Appartement Annecy 62 m<sup>2</sup>

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PRIX DE VENTE : 480 000 €

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EMAIL : [MAICA.DESORMIERE@COLDWELLBANKER.FR](mailto:MAICA.DESORMIERE@COLDWELLBANKER.FR)

## 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 m<sup>2</sup> 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](http://www.georisques.gouv.fr)

## CARACTÉRISTIQUES

Type de bien :	Appartement	Surface :	62.64 m <sup>2</sup>	Ascenseur :	Oui
Nombre de lots :	27	Taxe foncière :	€713.00	NB de pièces :	2 rooms
NB de chambres :	1 bedroom				

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)

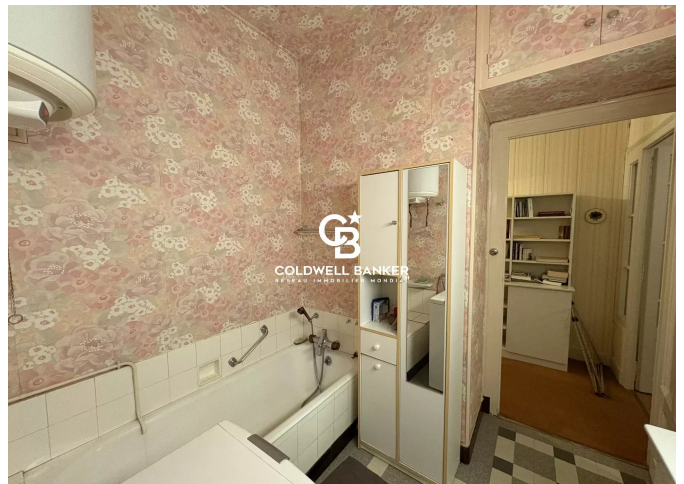
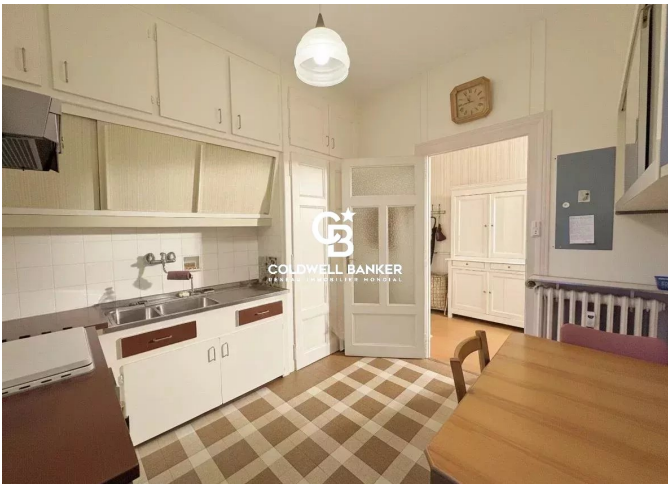
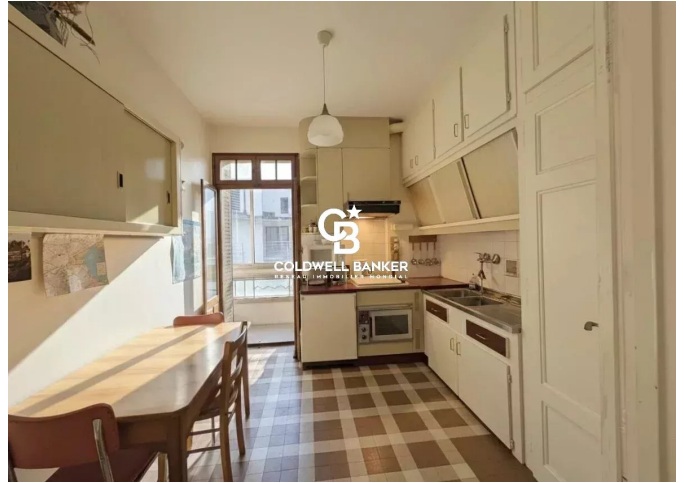
## DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : E 266

Indice d'émission de gaz à effet de serre (GES) : E 58



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