



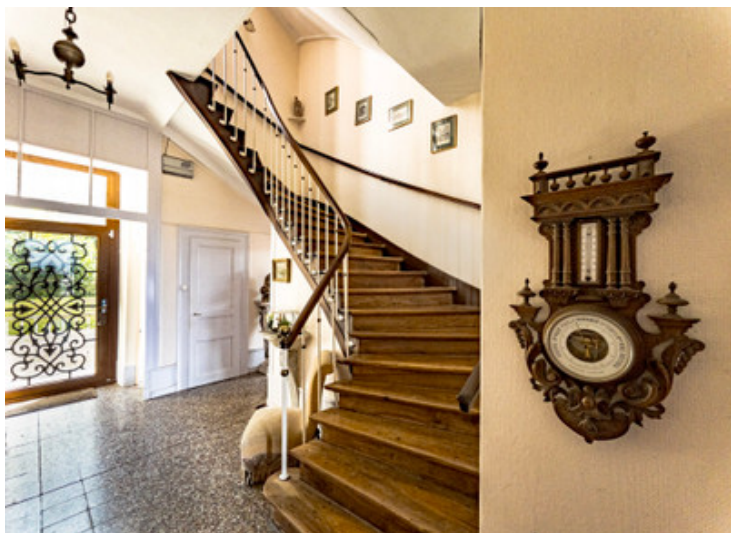
## HISTORIC ESTATE IN ANNECY-LE-VIEUX AT THE FOOTHILLS OF MONT VEYRIER FEATURING SPECTACULAR LAKE ANNECY VIEWS



HISTORIC ESTATE IN  
ANNECY-LE-VIEUX AT THE  
FOOTHILLS OF MONT  
VEYRIER FEATURING  
SPECTACULAR LAKE  
ANNEC...



PROPERTY FACT FILE	
REFERENCE	A39259KP74
PRICE	€ 3,885,000 £ 0* *agency fees included: 5 % TTC to be paid by the buyer (3 700 000 EUR hors honoraires)
BEDROOM	10
BATHROOM	3
ACCOMMODATION	388 m <sup>2</sup>
LAND	28761 m <sup>2</sup>
TOWN	Annecy
DEPARTMENT	
LOCATION	Town property
TYPE	Maison de Vacances, Bed and Breakfast, House
CONDITION	To be renovated, Habitable, Good condition
FEATURES	Mains Drains, Lake, Private parking
*Price based on current exchange rate which is subject to change	



- Land of 28,761 m<sup>2</sup>/ 7 acres with a private driveway
- Grand and historic home with unlimited potential
- Panoramic views of Lake Annecy
- 10 large bedrooms with hardwood floors
- Roof and windows recently updated

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ANNECY  
Ref.: A39259KP74

Step inside this stunning 388m<sup>2</sup> historical home, owned by the same family since the early 20th century—a rare and once-in-a-lifetime opportunity.

Set on nearly 3 hectares at the foot of Mont-Veyrier in

## DESCRIPTIF

Step inside this stunning 388m<sup>2</sup> historical home, owned by the same family since the early 20th century—making this a rare and once-in-a-lifetime opportunity.

Set on nearly 3 hectares at the foot of Mont Veyrier in Annecy Le-Vieux, it's accessed via a secluded, tree-lined path and offers panoramic views of Lake Annecy and the city.

Inside, historical charm abounds. The grand entryway features terrazzo tile and well maintained hardwood floors leading to a spacious terrace overlooking Annecy.

The ground floor includes a grand south-facing living room with chevron hardwood floors, crown moldings, and 3.3m (11-foot) ceilings; a formal dining room with Versailles-parquet floors and six-foot windows; a kitchen, office, and multi-purpose utility room.

The top two floors each offer five spacious bedrooms, along with an independent WC and bathroom—ideal for comfortable family living or guest accommodations. Large windows throughout offer natural light and picturesque mountain and lake views.

This house also offers a large cellar with ample space for storage, hosting events, or wine tasting.

Perfect for someone dreaming of opening a bed and breakfast, creating a horse farm, or simply restoring and enjoying it as a private residence, this home offers space, character, and endless potential.

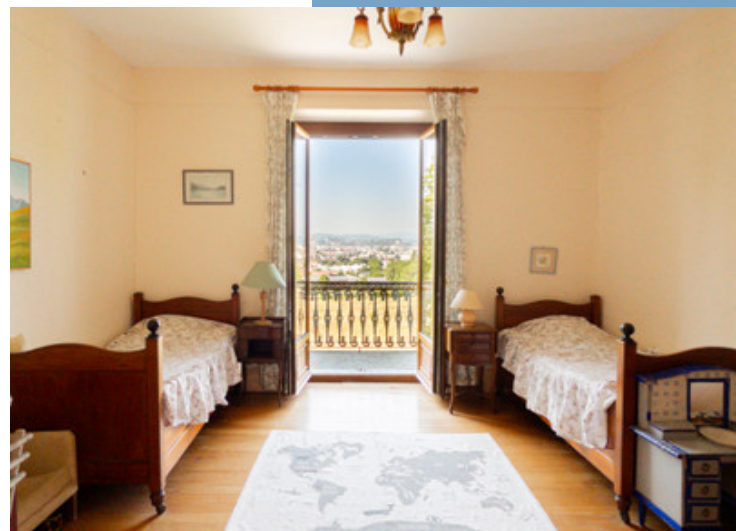
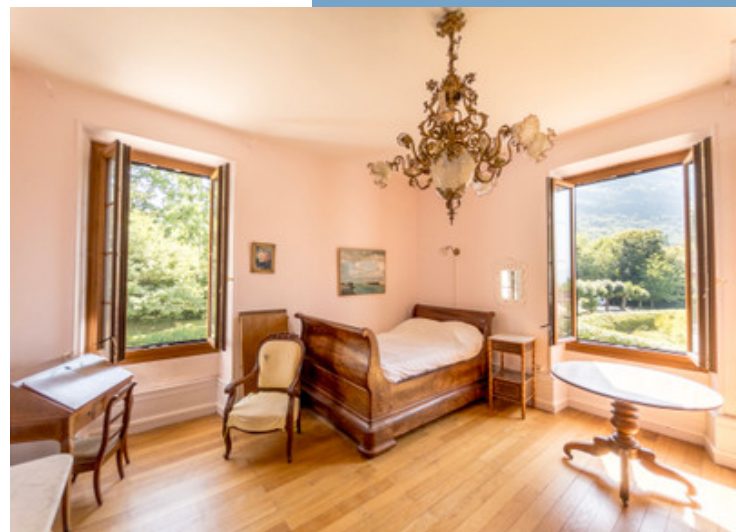
Room and basement area in square meters:

Office 20.79  
Dining room 29.80  
Living room 33.90  
Kitchen 23.47  
Utility room 12.82  
Bedroom 1 20.67  
Bedroom 2 28.24  
Bedroom 3 20.11

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A39259KP74>

COMPLETE FILE AND PHOTO ON REQUEST



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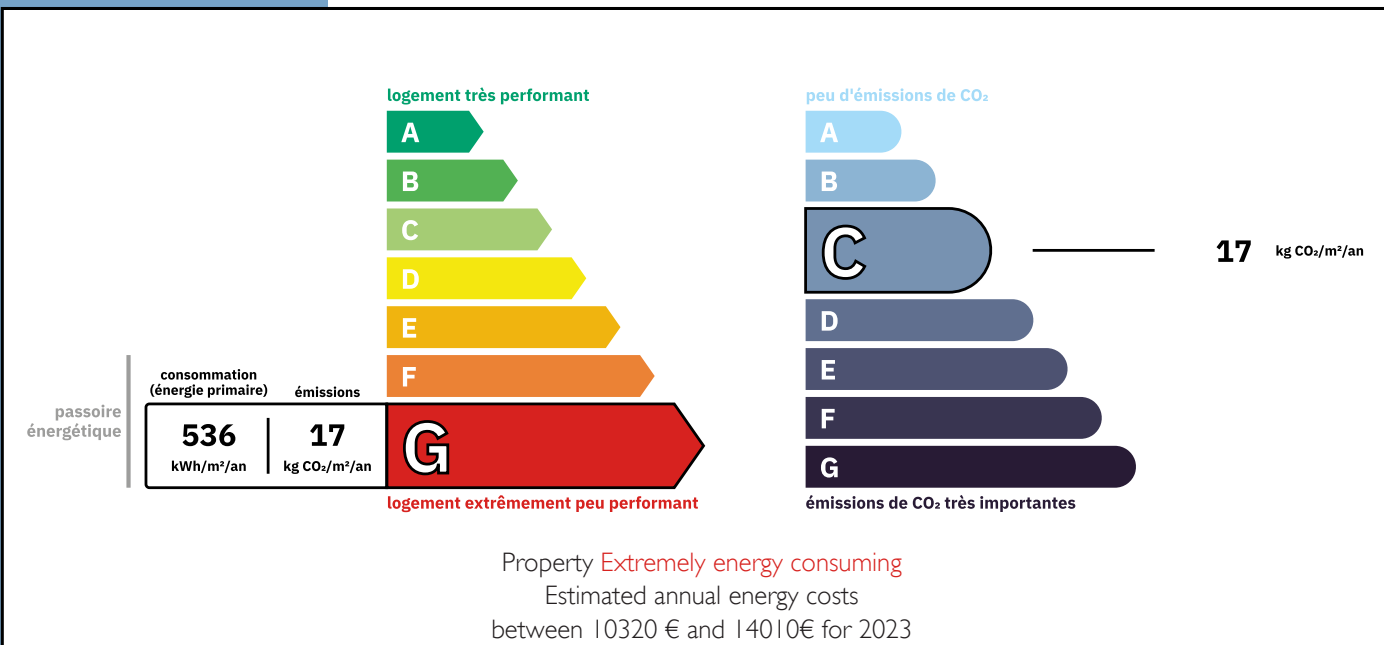


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## ENERGIE-DPE

Information about risks to which this property is exposed is available on the Géorisques website :  
<https://www.georisques.gouv.fr/>



## NOTICE

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## CONTACT

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FILE COMPLETE  
AND PHOTOS  
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