

729 000 €

Contact agency  
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**For sale penthouse**

**5 rooms**

**Surface : 108 m<sup>2</sup>**

**Surface of the living : 36 m<sup>2</sup>**

**Year of construction : 2017**

**Exposition : Sud est**

**View : Montagne**

**Hot water : Individuelle gaz**

**Inner condition : excellent**

**Standing : residential**

**Building condition : GOOD**

**Features :**

lift, double glazing, gated, armored door,  
residential

4 bedroom

1 terrace

1 bathroom

1 shower

2 WC

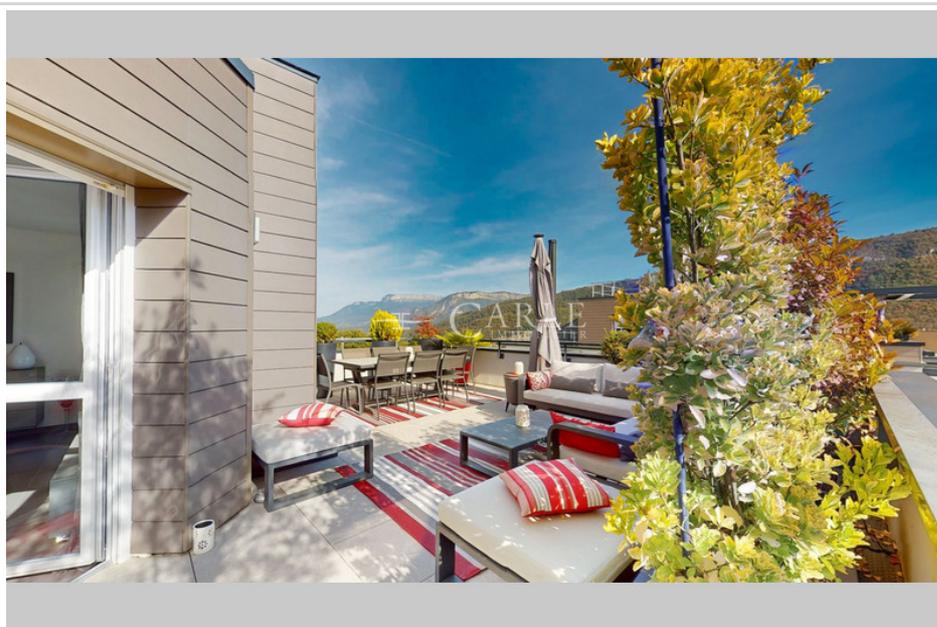
1 garage

1 parking

**Energy class (dpe) : C**

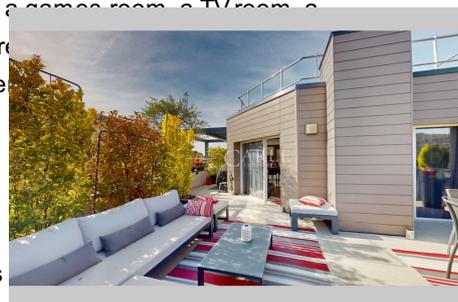
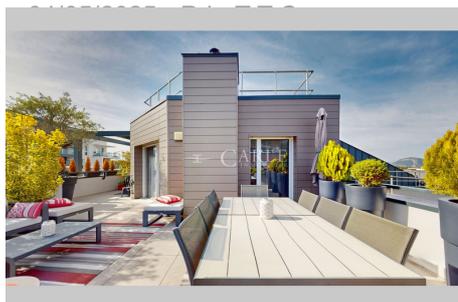
**Emission of greenhouse gases (ges) : C**

Document non contractuel



## Penthouse 207 Annecy

Duplex of 153 m<sup>2</sup> with terrace ideally located in Azieu center Are you hesitating between a house, a townhouse, or an apartment? Are you looking for great, high-end services, ideally located in the center of Azieu? This exceptional property is the ideal compromise for you. Resulting from the rehabilitation of a legendary old business in Azieu, this duplex created in 2019 will offer you all the advantages of a house and the functionality of an apartment. With a Carrez surface area of 153 m<sup>2</sup> and more than 243 m<sup>2</sup> on the ground, this town house will adapt perfectly to all your space needs... On the ground floor, you arrive via an entrance hall with glass roof into a large living room of almost 40 m<sup>2</sup> opening onto a beautiful American kitchen and its central island, with its dining area opening onto a terrace of almost 25 m<sup>2</sup>... Lover of good wines and want a tasting room? You will benefit from a large cellar in the open ground which can be made visible from the living room by creating a glass floor. It will also allow you to benefit from a storage space, a workshop area, etc. Upstairs, you will enjoy a beautiful master suite with bathroom and dressing room. The visit continues with 2 other bedrooms as well as a bathroom. Need extra space? A landing allows you to access a large room under the roof via a wooden and metal staircase, giving pride of place to large beams and made bright by roof windows. This room will allow you to give free rein to your imagination and will adapt to your needs to create an office, a games room, a TV room, a



Condo : current procedure