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## Duplex with open view and garden

Cruseilles , Haute-Savoie , Auvergne-Rhône-Alpes



**€475,000**

inc. of agency fees

3 Beds 1 Baths 96.21 sqm 0.02 ha

Located in the town of Andilly, this charming Duplex has a living area of 96.21sqm on a useful 102.61sqm and benefits from a beautiful terrace with open views as well as a private garden of 189 sqm. The...

### At a Glance

<b>Reference</b>	MFH-ALPEA1354EA	<b>Near to</b>	Cruseilles	<b>Price</b>	€475,000
<b>Bed</b>	3	<b>Bath</b>	1	<b>Hab.Space</b>	96.21 sqm
<b>Land</b>	0.02 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

Located in the town of Andilly, this charming Duplex has a living area of 96.21sqm on a useful 102.61sqm and benefits from a beautiful terrace with open views as well as a private garden of 189 sqm. The perfect compromise between house and apartment.

This small condominium from 2014 is ideally located on the Annecy/Geneva axis and benefits from a family and green environment.

The ground floor has an entrance hall and a large bright living room with a south-facing terrace. As an extension of the living room is a beautiful open kitchen with clean and natural lines. The latter is fully equipped and offers plenty of storage.

The upper level accessible from the beautiful double quarter-turn wooden staircase leads to three spacious bedrooms with dressing rooms as well as a completely renovated bathroom.

Comfort, view, sobriety are the key words of this duplex apartment. This property does not require any work and comes with a garage and a private parking space.

Although subject to the condominium regime. 20 Lots including 8 residential lots.  
Annual condominium charges : EUR600.

ENERGY CLASS : C / CLIMATE CLASS : A.

Estimated average amount of annual energy expenditure for standard use, based on energy prices for the year 2021. Annual consumption between EUR980 and EUR1'370.

All pictures on ESPACES ATYPIQUES GENEVOIS - LÉMAN website.

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Condominiums of 20 units (No proceedings in progress).

Annual expenses : 600 euros.

Summary

Property type:	Apartment
Bedrooms:	3
Bathrooms	1
Price	€475,000

Key Information

Year Built:	2013
Internal Area:	96.21 sqm
Land Area:	0.02 ha
Has a Garden	Yes

Location: Auvergne-Rhône-Alpes



## Gallery







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**C. BAUER – Sunday Times**

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