Click to view MFH-ALPEA1354EA

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

ReferenceMFH-ALPEA1354EANear toCruseillesPrice€475,000Bed3Bath1Hab.Space96.21 sqmLand0.02 haPoolNoLand TaxN/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.

Contact: Emerick +33 (0)7.63.07.83.55

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

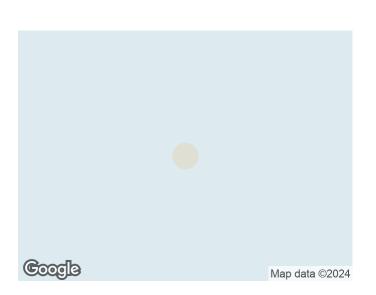
Year Built: 2013

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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S. and L. BROWN



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