



LUXURY LAKESIDE VILLA WITH PRIVATE MOORING AND MAGNIFICENT VIEWS OVER LAKE ANNECY

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OVER LAKE ANNECY...



PROPERTY FACT FILE	
REFERENCE	A15575
PRICE	€ 1,850,000 £ 0* *agency fees to be paid by the seller
BEDROOM	4
BATHROOM	2
ACCOMMODATION	195 m ²
LAND	934 m ²
TOWN	Talloires
DEPARTMENT	
LOCATION	Hamlet property
TYPE	Maison de Vacances, House, Family Home
CONDITION	
FEATURES	Lake, Garage, Private parking

*Price based on current exchange rate which is subject to change



- 17km from Annecy and 5km from Talloires
- Pontoon mooring
- Private driveway with plenty of parking
- Designer Kitchen with granite work surfaces
- Close to ski resorts

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Discover the ultimate lakeside retreat with this exquisite villa on the shores of Lake Annecy. This stunning home was originally built in 1972 and was fully renovated with a modern kitchen extension in 2016. The villa benefits from all day sunshine and enjoys incredible views of the sunset on the opposite side of the lake. Just 17km from Annecy's

DESRIPTIF

Set on the peaceful, quieter end of Lake Annecy, this magnificent villa offers uninterrupted views over the lake and surrounding mountains. Originally built in 1972, the property underwent extensive renovations with the latest updates, including a designer kitchen, completed in 2016.

The villa boasts top-quality fixtures and fittings, such as engineered wood flooring with underfloor heating on the ground floor, and premium brands such as Hans Grohe, Axor by Starck, Duravit Starck, and Lutron electricals. Furniture is negotiable, allowing for easy customization to suit your style and preferences.

The property includes a rare numbered mooring on the pontoon, accommodating a 7.5-meter boat, and holds a dossier for reinstating a private pontoon. The ground floor of the property includes a large entry hall, two double bedrooms, a shower room, a cinema room, and a spacious two-car garage with ample storage for bicycles and paddleboards. On the first floor, an open-plan sitting room, dining area, and TV corner surround a cassette fireplace and lead to a spacious designer kitchen. The property's master suite, located on the upper level, features an open-plan bath area, a fully fitted dressing room, and glass doors opening onto a balcony with magnificent lake and mountain views. A second double bedroom includes fitted cupboards and an elegantly tiled shower room with a WC.

The villa's terrace, an impressive 100m² accessible from the kitchen and dining areas, is perfect for

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A15575>

COMPLETE FILE AND PHOTO ON REQUEST



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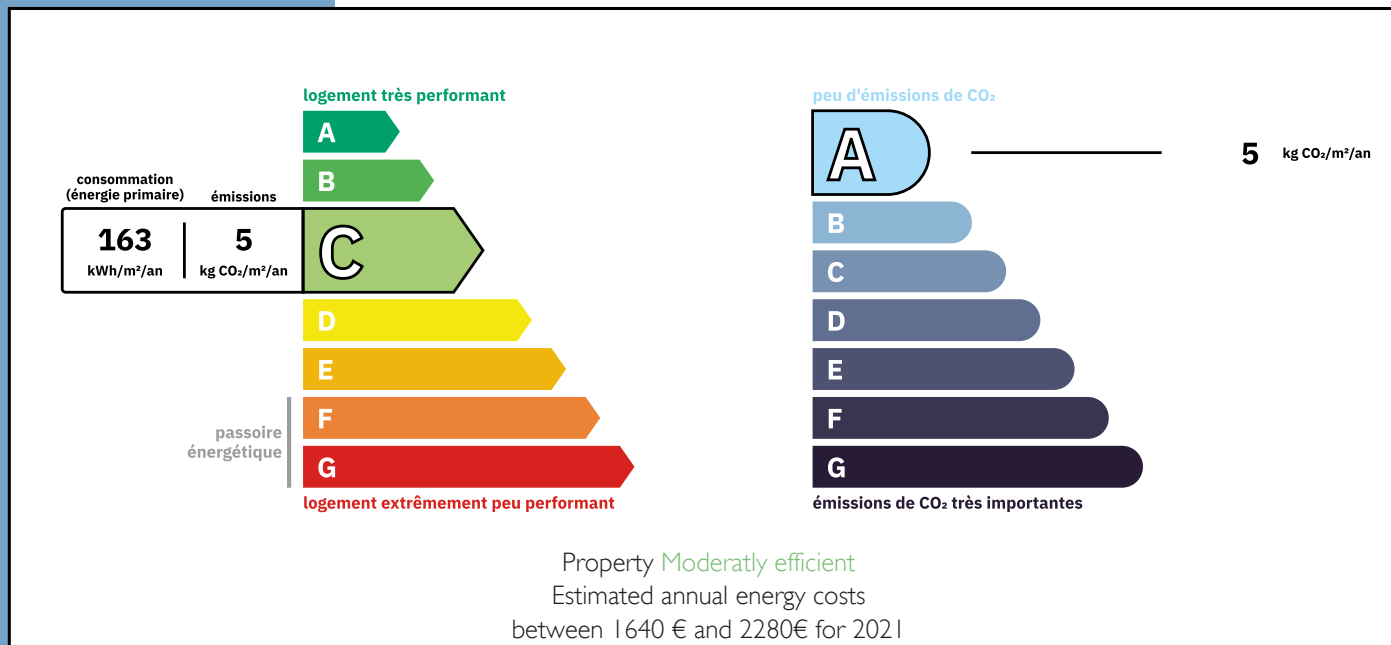
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Information about risks to which this property is exposed is available on the Géorisques website :
<https://www.georisques.gouv.fr/>

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ENERGIE-DPE



NOTICE

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CONTACT

Réf : AI5575
FILE COMPLETE
AND PHOTOS
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