





INTERNATIONAL



EXQUISITELY FINISHED, CONTEMPORARY 4-BEDROOM HOUSE WITH MAGNIFICENT LAKE AND MOUNTAIN VIEWS.

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PROPERTY FACT FILE

REFERENCE A36427NT74

PRICE € 2,964,000

£ 0*

*agency fees to be paid by the seller

BEDROOM 4

BATHROOM 3

ACCOMMODATION 248 m²

LAND 1105 m²

TOWN Talloires

DEPARTMENT

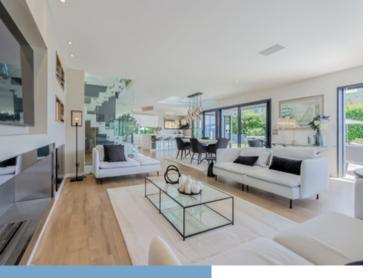
LOCATION Village property

TYPE

CONDITION

FEATURES Swimming Pool, Lake, Garage

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





- Talloires location with magnificent alpine views
- Contemporary 2019 house, 248m² living 1,105m² plot
- Heated pool, covered terrace in private court yard
- 4 bedrooms each with mountain/lake views
- Year round comfort with underfloor heating and AC

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This extraordinary contemporary property offers elegance, comfort, and modern design. Built in 2019 to the highest specifications, it spans 248m² of refined living space, set within a generous 1,105m² plot, with panoramic views of Lake Annecy and the surrounding peaks.

DESCRIPTIF

Nestled between Talloires and Menthon-Saint-Bernard on the eastern shore of Lake Annecy, this property boasts four spacious bedrooms and three designer bathrooms, including a sumptuous master suite offering privacy, space, and breathtaking views. Comfort is ensured year-round with full air conditioning and underfloor heating.

Step outside to your own private oasis— a large, heated swimming pool framed by a lush garden and a covered terrace, perfect for alfresco dining while soaking in the magnificent lake and mountain scenery.

Additional features include a generous games room, wine cellar, laundry room, and a connected three-car garage.

Designed for both entertaining and tranquil living, the expansive open-plan living area is flooded with natural light and seamlessly flows into a sleek, state-of-the-art kitchen, complete with a central island and fully integrated appliances.

A rare opportunity to own a property of this calibre in one of France's most picturesque and sought-after lakeside locations.

Contact me today for more details or to arrange a viewing, 360 virtual tour available on request.

Ground Floor: Kitchen / Dining & living room – 92 m² Entrance – 7 m² WC

First Floor:

Bedroom I - 19 m²

Bedroom 2 - 12 m²

Bedroom 3 – 15 m²

Bedroom 4 – 11 m²

 $Hallway-14\ m^2$

Bathroom -5 m^2

Shower Room – 4 m²

More Online:

https://leggettprestige.com/luxury-property-for-sale/view/A36427NT74 COMPLETE FILE AND PHOTO ON REQUEST





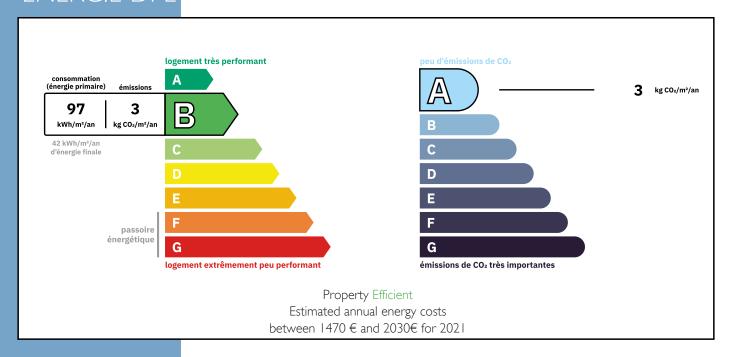


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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

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ENERGIE-DPE



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CONTACT

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