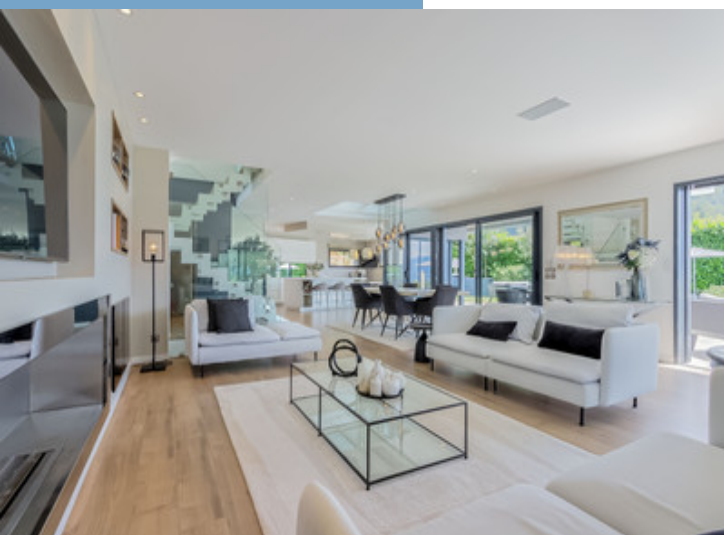




EXQUISITELY FINISHED, CONTEMPORARY
4-BEDROOM HOUSE WITH MAGNIFICENT LAKE
AND MOUNTAIN VIEWS.

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



PROPERTY FACT FILE	
REFERENCE	A36427NT74
PRICE	€ 2,964,000 £ 0* <small>*agency fees to be paid by the seller</small>
BEDROOM	4
BATHROOM	3
ACCOMMODATION	248 m ²
LAND	1 105 m ²
TOWN	Talloires
DEPARTMENT	
LOCATION	Village property
TYPE	
CONDITION	
FEATURES	Swimming Pool, Lake, Garage
<small>*Price based on current exchange rate which is subject to change</small>	



- 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

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

Ref : A36427NT74

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 1 – 19 m²

Bedroom 2 – 12 m²

Bedroom 3 – 15 m²

Bedroom 4 – 11 m²

Hallway – 14 m²

Bathroom – 5 m²

Shower Room – 4 m²

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A36427NT74>

COMPLETE FILE AND PHOTO ON REQUEST

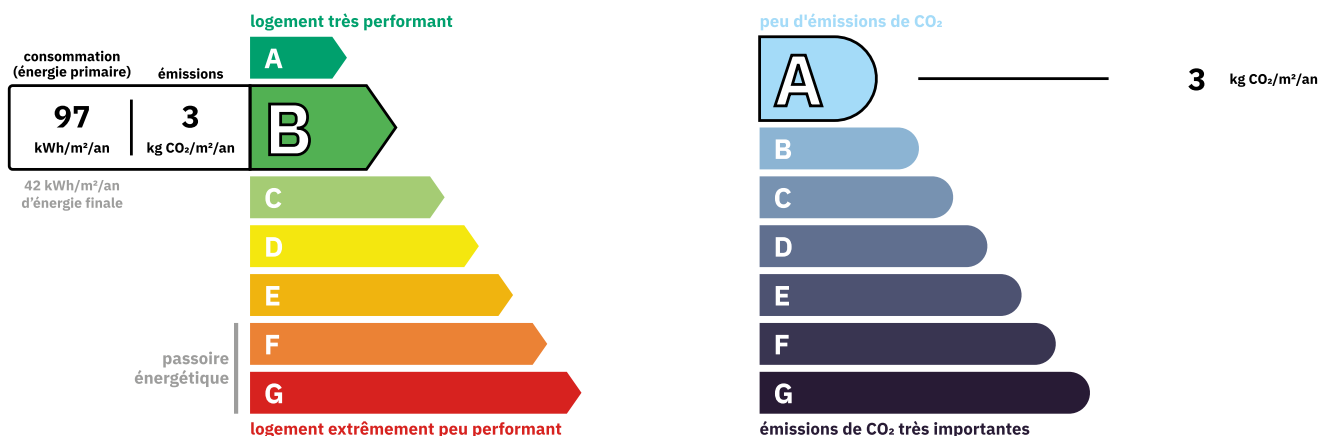


EXQUISITELY FINISHED,
CONTEMPORARY
4-BEDROOM HOUSE WITH
MAGNIFICENT LAKE AND
MOUNTAIN VIEWS....

Ref : A36427NT74

ENERGIE-DPE

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



Property **Efficient**
Estimated annual energy costs
between 1470 € and 2030€ for 2021

NOTICE

Leggetts, their client and any joint agents give notice that:

I: Quoted prices are subject to fluctuations in exchange rates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

CONTACT

Réf : A36427NT74
FILE COMPLETE
AND PHOTOS
ON REQUEST

LEGGETT
IMMOBILIER INTERNATIONAL

Téléphone : +33 553 608 488
E-mail: prestige@leggett.fr

LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: prestige@leggett.fr