



STYLISH T5 DUPLEX, NEWLY RENOVATED &  
PERFECTLY PLACED BETWEEN THE ICONIC  
LAKESIDE TOWNS OF TALLOIRES & MENTHON



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LAKESIDE TOWNS OF  
TALLOIRES...



PROPERTY FACT FILE	
REFERENCE	A37555NT74
PRICE	€ 729,000 £ 0* <small>*agency fees to be paid by the seller</small>
BEDROOM	4
BATHROOM	1
ACCOMMODATION	103 m <sup>2</sup>
LAND	15 m <sup>2</sup>
TOWN	Talloires
DEPARTMENT	
LOCATION	Close to golf course
TYPE	Maison de Vacances, Apartment, Family Home
CONDITION	
FEATURES	Lake, Close to golf course, Close to ski resort
<small>*Price based on current exchange rate which is subject to change</small>	



- Spacious 4-bed duplex near stunning Lake Annecy
- Peaceful setting with breathtaking Alpine views
- Close to Talloires & Menthon historic communes
- Balcony perfect for relaxing and entertaining
- Recently renovated with high-end finishes

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Discover this beautifully renovated and spacious 103m<sup>2</sup> (129m<sup>2</sup> floor area) 4-bedroom duplex with external balcony. Set in a peaceful location surrounded by spectacular Alpine views, just minutes from world-famous Lake Annecy.

## DESCRIPTIF

This exceptional duplex is located in the highly desirable lakeside commune of Talloires and is also a short walk from the charming commune of Menthon-Saint-Bernard.

Covering the top two floors of the building, the first floor features a generous 42m<sup>2</sup> open-plan lounge/kitchen, three bedrooms, a bathroom, and a WC, opening onto a south-facing balcony with stunning mountain views.

The second floor includes the master suite with a shower and separate WC, as well as a large, easily coverable mezzanine office. Generous windows and Velux skylights bring in natural light and offer views of the Alpine scenery.

In addition, there is the possibility of acquiring a closed garage with a mezzanine and a private parking space.

Lake Annecy offers an outdoor lifestyle for everyone. Whether you prefer walking, cycling, or hiking in the mountains, or relaxing, swimming, or sailing in its crystal-clear waters, there's something for all to enjoy.

The lake is also a world-renowned paragliding destination, attracting adventure seekers from around the globe. Additionally, the famous ski resorts of Les Trois Vallées, Aravis, Les Saïsiés, and Mont Blanc are all within an hour's drive, offering world-class winter sports and year-round mountain adventures.

Offering a tranquil, rural atmosphere while still being well-connected to Annecy (15 minutes away) and Geneva (a 50-minute drive), this is a unique opportunity! Contact me today for more details or to arrange a viewing.

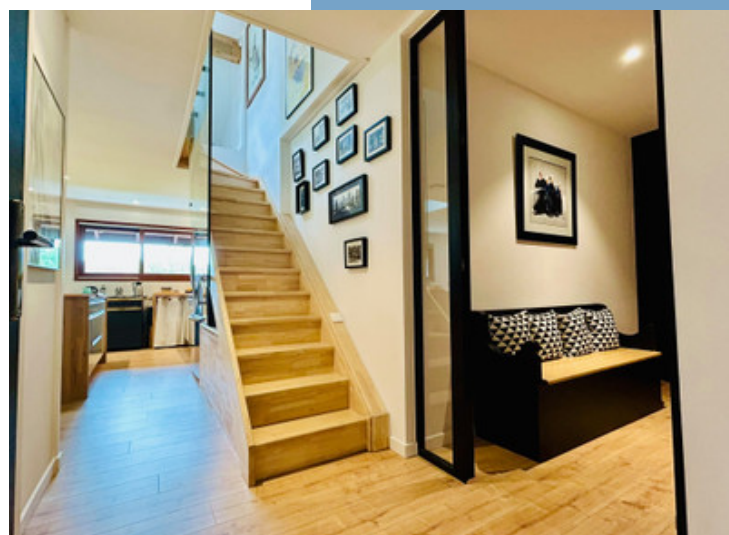
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Information

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A37555NT74>

COMPLETE FILE AND PHOTO ON REQUEST



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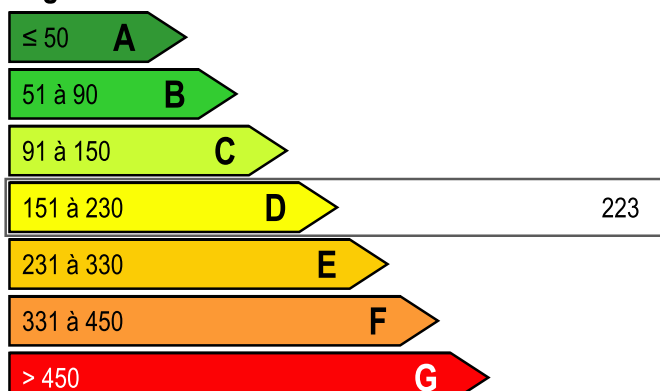
STYLISH T5 DUPLEX, NEWLY RENOVATED & PERFECTLY PLACED BETWEEN THE ICONIC LAKESIDE TOWNS OF TALLOIRES...

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## ENERGIE-DPE

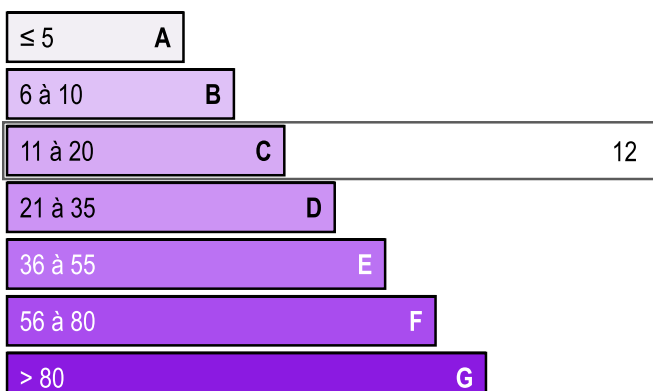
Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr/>

### Logement économe



### Logement énergivore

### Faible émission de GES



### Forte émission de GES

## NOTICE

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1: 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.

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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 : A37555NT74  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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