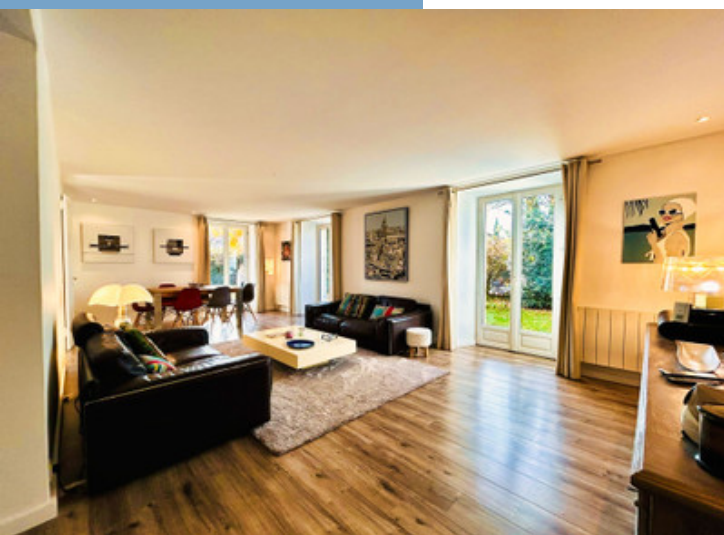




CHARMING 5-BEDROOM HOME WITH GARDEN & MOUNTAIN VIEWS IN TALLOIRES-MENTHON, NEAR LAKE, ANNECY & GENEVA

CHARMING 5-BEDROOM
HOME WITH GARDEN &
MOUNTAIN VIEWS IN
TALLOIRES-MENTHON,
NEAR LAKE, ANNECY &
GEN...



PROPERTY FACT FILE

REFERENCE	A40592NT74
PRICE	€ 936,000 £ 0* <small>*agency fees to be paid by the seller</small>
BEDROOM	4
BATHROOM	2
ACCOMMODATION	172 m ²
LAND	315 m ²
TOWN	Menthon-Saint-Bernard
DEPARTMENT	
LOCATION	Close to golf course
TYPE	Maison de Vacances, House, Family Home
CONDITION	Good condition
FEATURES	Lake, Close to golf course, Close to ski resort
<small>*Price based on current exchange rate which is subject to change</small>	

- Character home with spacious bright rooms
- Prime location between Talloires & Menthon
- Recently modernised with timeless charm
- Private garden, carport & ample storage
- Gateway to lake, Alps & Geneva access

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Discover this charming five-bedroom home offering a harmonious blend of period character and modern comfort, with generous, beautifully proportioned rooms and an effortless flow across 171.7 m² Loi Carrez (200 m² total floor space). Bright, inviting interiors open onto a private garden, while thoughtful updates improve day-to-day

DESCRIPTION

Built in 1899 as part of a traditional Savoyard farmhouse, this beautifully balanced five-bedroom home combines historical charm with recent modernisation, creating a warm and comfortable living environment ideally suited to modern family life or a refined secondary residence.

The 171.74 m² interior (200.05 m² total floor area excluding the annex) is defined by its exceptional flow and large, naturally bright rooms. On the ground floor, a spacious living and dining area opens seamlessly into a generous fitted kitchen — the welcoming heart of the home, perfect for gatherings and relaxed everyday living — complete with a wood burner adding warmth and ambience. Wide openings and well-proportioned spaces give the layout an intuitive, elegant rhythm.

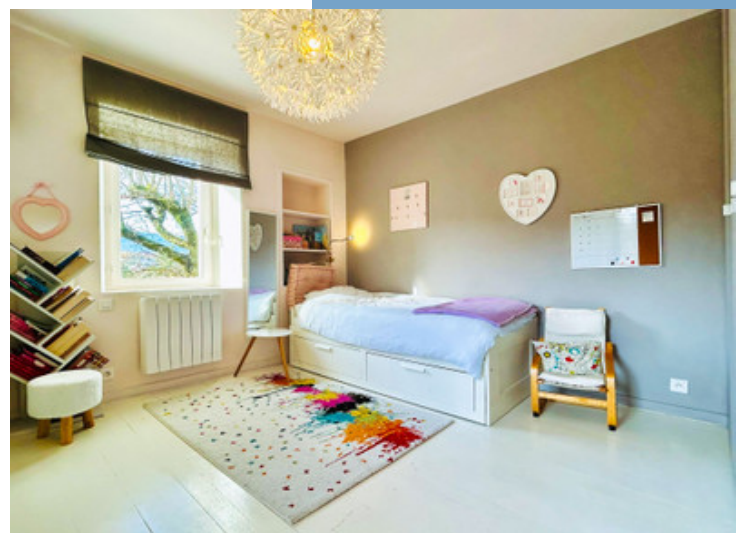
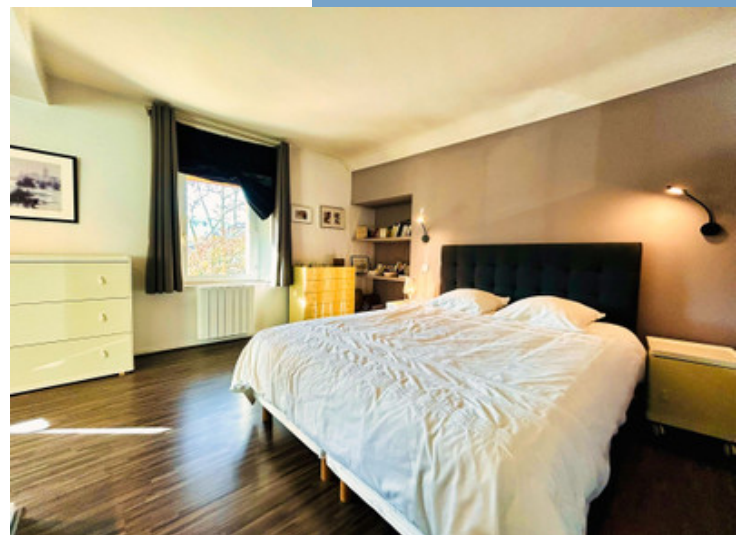
The upper floors offer five comfortable bedrooms, including a bright parent suite, and a charming bedroom with an elevated mezzanine level — an ideal children's hideaway, reading nook, or creative space accessed directly from the bedroom. Currently used as a home office, this room also provides an excellent setup for remote work or running a small business.

Practicality is equally well considered. The property includes a private garden ideal for outdoor dining or children's play, a large carport with useful storage, and a 9 m² external annex/cabanon for equipment or seasonal items. Although part of an attached former farmhouse, the home retains a strong sense of privacy thanks to its layout and orientation.

The locati...

More Online :
<https://leggettprestige.com/luxury-property-for-sale/view/A40592NT74>

COMPLETE FILE AND PHOTO ON REQUEST



LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE

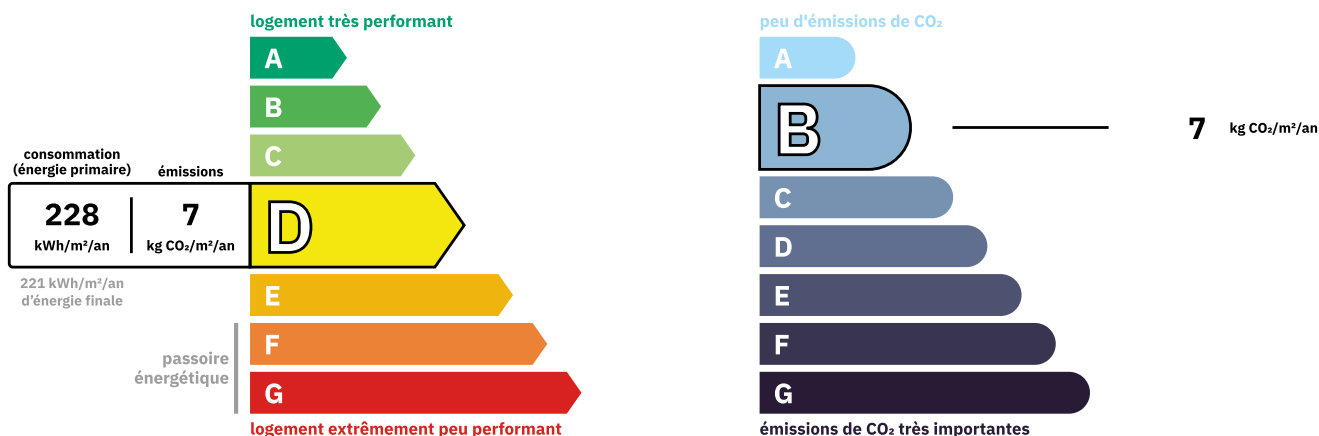
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Information about risks to which this property is exposed is available on the Géorisques website :
<https://www.georisques.gouv.fr/>

Ref : A40592NT74

ENERGIE-DPE



Property **Poorly efficient**
Estimated annual energy costs
between 2700 € and 3700€ for 2023

NOTICE

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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

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FILE COMPLETE
AND PHOTOS
ON REQUEST

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