



CHARMING 4-BEDROOM FAMILY HOME WITH  
TERRACE & PRIVATE GARDEN IN DESIRABLE  
LOCATION NEAR LAKE ANNECY & GENEVA

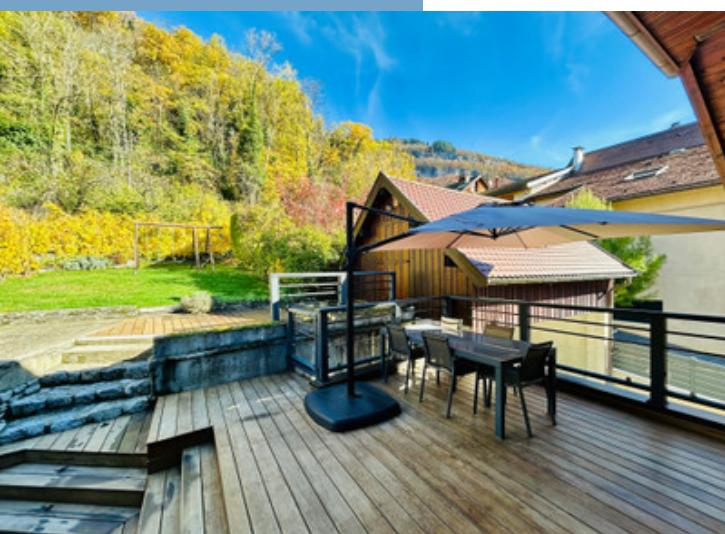
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FAMILY HOME WITH  
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ANNECY ...



## PROPERTY FACT FILE

REFERENCE	A41092NT74
PRICE	€ 1,040,000 £ 0* *agency fees to be paid by the seller
BEDROOM	4
BATHROOM	3
ACCOMMODATION	105 m <sup>2</sup>
LAND	351 m <sup>2</sup>
TOWN	Talloires
DEPARTMENT	
LOCATION	Village property
TYPE	Maison de Vacances, House, Family Home
CONDITION	
FEATURES	Lake, Close to ski resort, Mountain view

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



- Spacious turnkey home with character
- Four bright bedrooms plus flexible gym/guest suite
- Expansive terrace and private garden for relaxing
- Garage and large covered carport for two vehicles
- Peaceful setting near lake, mountains & village

CHARMING 4-BEDROOM FAMILY HOME WITH TERRACE & PRIVATE GARDEN IN DESIRABLE LOCATION NEAR LAKE ANNECY ...

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Discover this beautifully renovated four-bedroom home, combining period character with modern open-plan living across 188 m<sup>2</sup> of floor space. A spacious terrace, tranquil garden and a flexible gym/guest suite above the carport add versatility. Move-in ready, it provides comfort and style in every detail.

## DESCRIPTION

This beautifully presented four-bedroom home combines character with contemporary comfort. The spacious open-plan living and dining area flows seamlessly onto a generous terrace and private garden — perfect for relaxing, entertaining, and enjoying the peaceful surroundings. A flexible gym/guest suite above the covered carport adds versatility and potential for seasonal rental income.

The property also benefits from a garage, a large laundry and storage area, and carport parking for two vehicles. Fully renovated and immaculately maintained, it is ready to enjoy immediately, appealing to buyers seeking both charm and turnkey convenience.

Set between Talloires and Menthon-Saint-Bernard, the home enjoys a tranquil semi-rural setting while remaining well-connected. Lake Annecy offers an exceptional outdoor lifestyle year-round - from swimming, sailing, and cycling to scenic walks and mountain hikes.

The area is renowned for paragliding and is within easy reach of the Aravis, The Three Valleys et Mont Blanc ski domains, offering world-class winter sports. With Annecy just 15 minutes away and Geneva under an hour, the property perfectly combines Alpine tranquillity with international accessibility.

Contact me today for more information or to arrange a viewing.

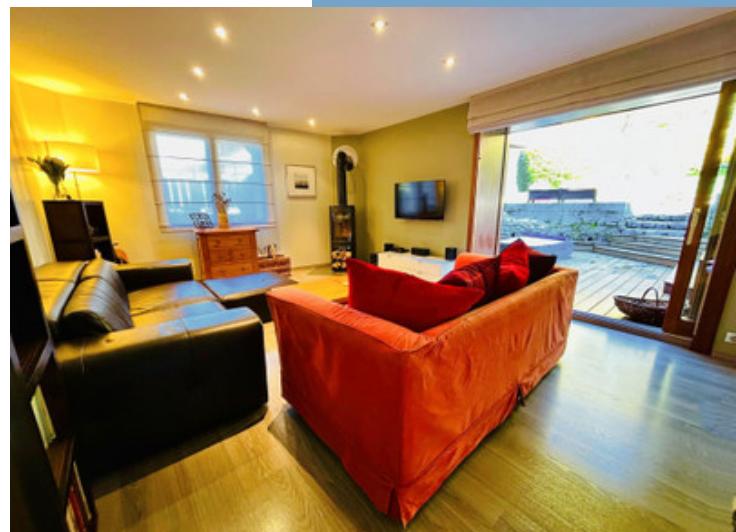
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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

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More Online :

<https://leggett prestige.com/luxury-property-for-sale/view/A41092NT74>

COMPLETE FILE AND PHOTO ON REQUEST

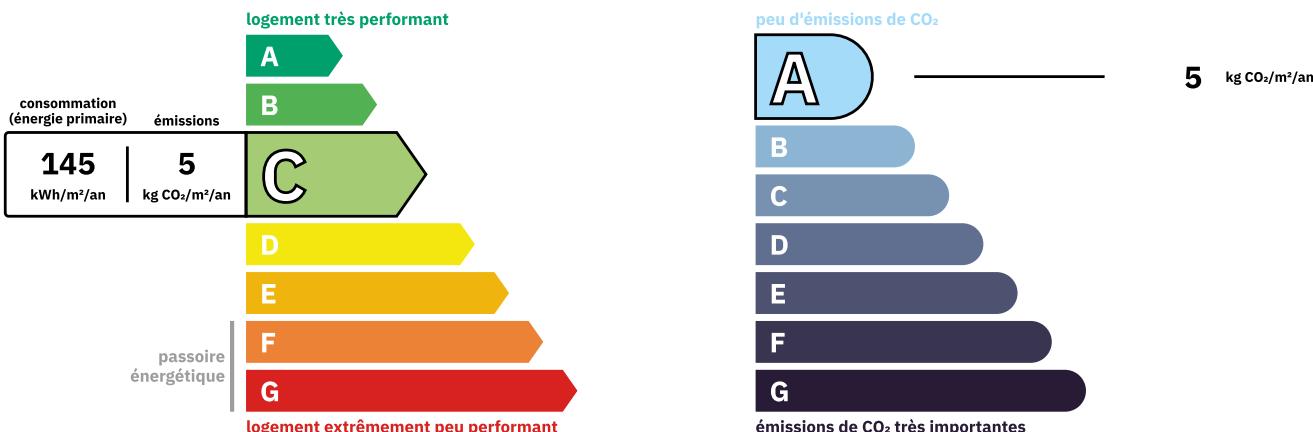


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## ENERGIE-DPE

Information about risks to which this property is exposed is available on the Géorisques website :  
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Property Moderately efficient

Estimated annual energy costs  
between 1180 € and 1650€ for 2023

## NOTICE

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

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 : A41092NT74

FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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