CHARACTER TALLOIRES VILLAGE HOME WITH 145 M² FLOOR SPACE AND STUDIO, STEPS FROM LAKE ANNECY, NEAR GENEVA & SKI

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PROPERTY FACT FILE

REFERENCE	A47260NT74
PRICE	€ 899,000 £ 0* *agency fees to be paid by the seller
BEDROOM	4
BATHROOM	3
ACCOMMODATION	105 m²
LAND	54 m²
TOWN	Talloires
DEPARTMENT	
LOCATION	Village property
TYPE	Maison de Vacances, House, Family Home
CONDITION	Good condition
FEATURES	Lake, Close to ski resort

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

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- 4-bed, 3-bath character village property
- 145 m² floor space with separate modern studio
- 1 minute from Talloires village and port
- Lake Annecy lifestyle on the doorstep
- Annecy, Geneva and major ski resorts nearby

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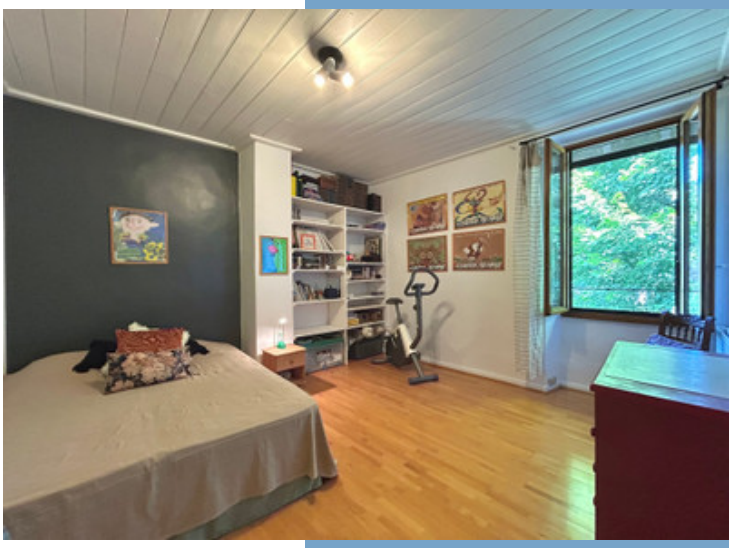
Discover this character Talloires village home offering approximately 145 m² of total floor space (105 m² habitable), arranged over four levels plus a mezzanine. Dating from around 1900, the property offers four bedrooms and three bathrooms overall, including a beautifully presented separate studio, alongside a generous open kitchen and

DESCRIPTION

Discover this character property dating from around 1900, set in the heart of Talloires village just moments from the shores of Lake Annecy. Offering approximately 145 m² of total floor space (105 m² habitable), the house is arranged vertically over four main levels plus a mezzanine, combining the charm of an established village home with flexible accommodation and a beautifully presented independent studio.



The principal entrance opens into a generous kitchen and living area of approximately 38 m², where exposed beams, timber floors and the open layout give the space warmth and character. Windows on different aspects bring in natural light and attractive views over the surrounding village and greenery, while a small balcony provides additional outside space.

The next level offers two bedrooms and a family bathroom. Above, the principal bedroom benefits from its own bathroom together with a mezzanine office above. Windows on the upper levels bring in attractive mountain outlooks and views across the surrounding greenery, reinforcing the unusual sense of openness for a property right in the heart of the village.

At the lower level, the separate studio has been finished in a clean contemporary style and provides its own kitchen, sleeping area and bathroom. Currently independently accessed, it offers particularly useful flexibility for visiting family and friends, older children or a home-working environment, with the possibility of reconnecting it with the principal house...

More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A47260NT74

COMPLETE FILE AND PHOTO ON REQUEST

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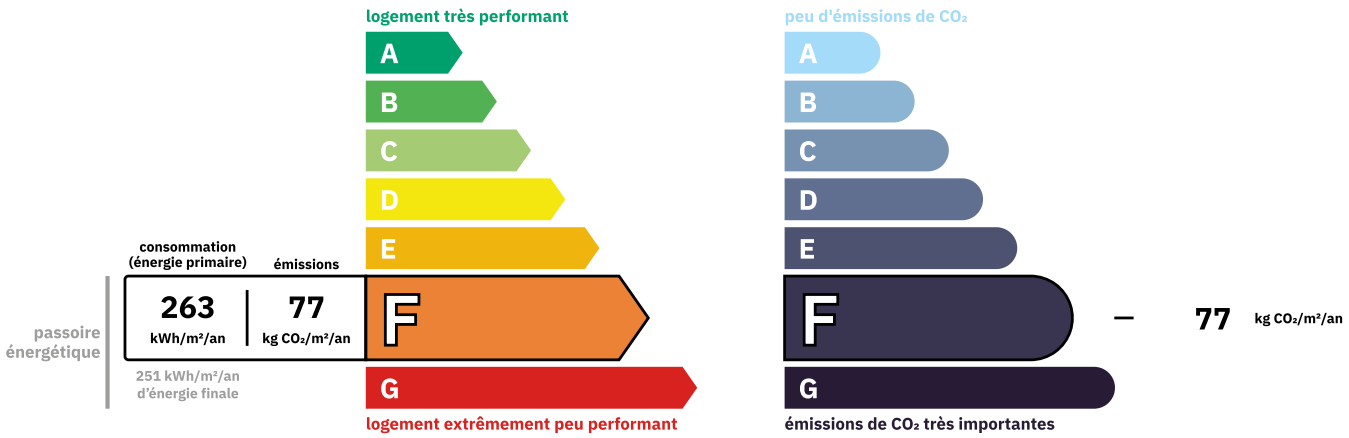
Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

ENERGIE-DPE



Property Very energy consuming
Estimated annual energy costs
between 3480 € and 4780€ for 2023

NOTICE

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CONTACT

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