



ELEGANT 4-BEDROOM DUPLEX WITH BALCONY, GARAGE & PARKING BETWEEN TALLOIRES AND MENTHON-SAINT-BERNARD

ELEGANT 4-BEDROOM
DUPLEX WITH BALCONY,
GARAGE & PARKING
BETWEEN TALLOIRES AND
MENTHON-SAINT-BERNA
RD...



PROPERTY FACT FILE	
REFERENCE	A37555NT74
PRICE	€ 724,000 £ 0* *agency fees to be paid by the seller
BEDROOM	4
BATHROOM	1
ACCOMMODATION	103 m ²
LAND	15 m ²
TOWN	Menthon-Saint-Bernard
DEPARTMENT	
LOCATION	Close to golf course
TYPE	Maison de Vacances, Apartment, Family Home
CONDITION	
FEATURES	Lake, Close to golf course, Close to ski resort
*Price based on current exchange rate which is subject to change	



- Bright and spacious 4-bedroom duplex
- Peaceful setting with breathtaking Alpine views
- Private parking & garage with mezzanine storage
- Balcony perfect for relaxing and entertaining
- Lake Annecy, Geneva & ski resorts nearby

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Discover this superbly renovated duplex offering 129 m² of total floor area (103 m² Loi Carrez) complemented by a 15 m² balcony and 26 m² of additional storage within the private garage and mezzanine, creating a highly functional living space of around 170 m² in total.

DESCRIPTION

This elegant duplex apartment is located in the highly sought-after lakeside commune of Talloires, just a short walk from the charming village of Menthon-Saint-Bernard.

Occupying the top two floors of the residence, the first level centres around a generous 42 m² open-plan kitchen and living area, designed for comfortable daily living and entertaining. This floor also includes three bedrooms, a bathroom, and a separate WC. Large openings lead onto the south-facing balcony, where the surrounding Alpine landscape provides a spectacular backdrop.

On upper level you will find the principal bedroom suite, which benefits from its own shower and separate WC, alongside a spacious additional living area currently used as a home office and second lounge. This flexible space could easily adapt to different lifestyle needs such as a reading room, creative studio, gym or family relaxation area. Large windows and Velux skylights fill the level with natural light while framing beautiful mountain views.

The property also includes a private enclosed garage of 14 m² with a 12 m² mezzanine storage area, as well as a private outdoor parking space — a particularly valuable asset in this highly desirable lakeside setting. The generous storage space is ideal for keeping bicycles, skis, paddleboards, kayaks, and outdoor equipment, allowing the main living areas to remain bright, organised, and uncluttered.

Lake Annecy offers an exceptional outdoor lifestyle throughout the year. From cycling...

More Online :

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

COMPLETE FILE AND PHOTO ON REQUEST



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

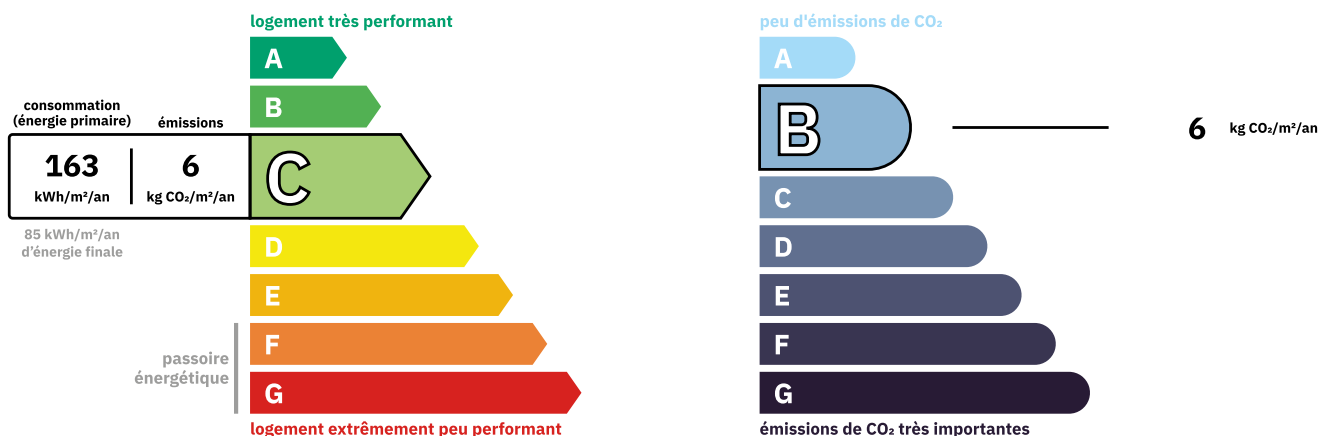
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ENERGIE-DPE

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



Property Moderately efficient
Estimated annual energy costs
between 1630 € and 2260€ for 2023

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

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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
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