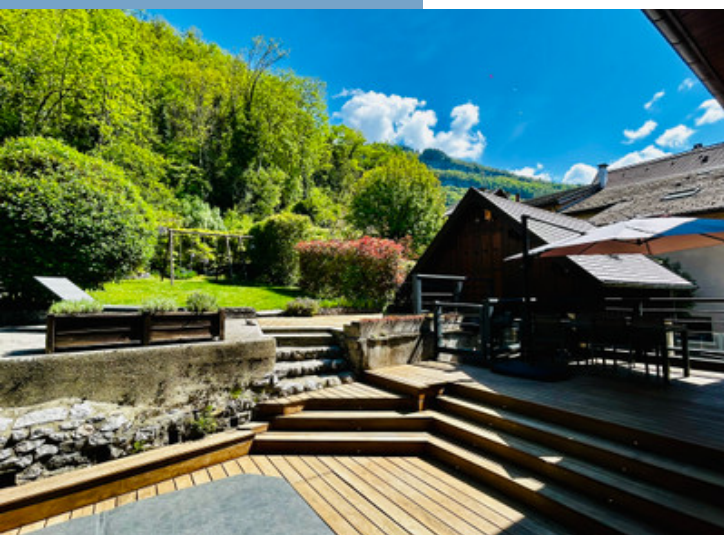




RENOVATED 4-BEDROOM HOME WITH TERRACE
& GARDEN BETWEEN TALLOIRES,
MENTHON-SAINT-BERNARD & LAKE ANNECY

RENOVATED 4-BEDROOM
HOME WITH TERRACE &
GARDEN BETWEEN
TALLOIRES,
MENTHON-SAINT-BERNAR
D & LAKE ANNEC...



PROPERTY FACT FILE

REFERENCE	A41092NT74
PRICE	€ 1,025,000 £ 0* *agency fees to be paid by the seller
BEDROOM	4
BATHROOM	3
ACCOMMODATION	105 m ²
LAND	351 m ²
TOWN	Talloires
DEPARTMENT	
LOCATION	Village property
TYPE	Maison de Vacances, House, Family Home
CONDITION	Good 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 guest space
- Large terrace and private garden
- Garage and large covered carport for two vehicles
- Peaceful setting near lake and mountains

RENOVATED 4-BEDROOM
HOME WITH TERRACE &
GARDEN BETWEEN
TALLOIRES, MENTHON-SA
INT-BERNARD & LAKE
ANNEC...

Ref : A41092NT74

Discover a four-bedroom property offering 188 m² of total floor space (105 m² habitable), beautifully renovated to combine period character with modern open-plan living. A spacious terrace and tranquil garden create an inviting setting for outdoor dining and relaxation, while a versatile space above the carport - currently

DESCRIPTION

This beautifully presented four-bedroom home combines traditional character with contemporary comfort. The generous open-plan living and dining area flows naturally onto a spacious terrace and private garden — an ideal setting for relaxing, entertaining, and enjoying the peaceful surroundings. Above the covered carport, a versatile additional space currently arranged as a gym provides flexibility for guests, work or leisure.

The property also benefits from a garage, a large laundry and storage area, and covered parking for two vehicles. The generous storage space is ideal for outdoor equipment such as bicycles, skis, paddleboards or kayaks, perfectly suited to the active lifestyle that Lake Annecy and the surrounding mountains offer. Fully renovated and carefully maintained, the home is ready to enjoy immediately and will appeal to buyers seeking both charm and turnkey convenience.

Located between Talloires and Menthon-Saint-Bernard, the property 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 region is also renowned for paragliding and provides easy access to the Aravis, Mont Blanc and Three Valleys ski areas, offering outstanding winter sports opportunities. With Annecy just 15 minutes away and Geneva under an hour, the property combines Alpine tranquillity with excellent international accessibility.

Contact...

More Online :
<https://leggettprestige.com/luxury-property-for-sale/view/A41092NT74>

COMPLETE FILE AND PHOTO ON REQUEST



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

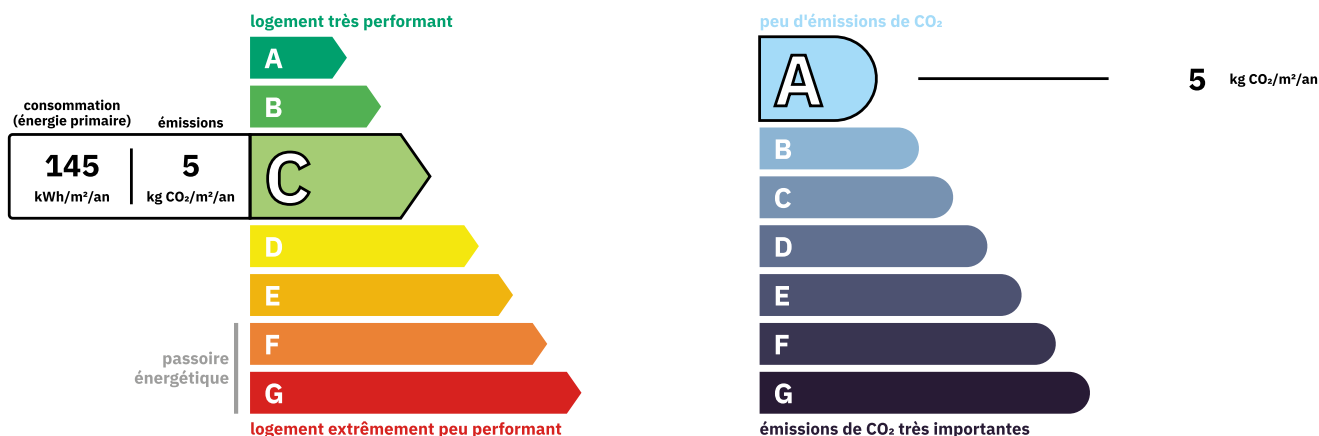
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: prestige@leggett.fr

RENOVATED 4-BEDROOM
HOME WITH TERRACE &
GARDEN BETWEEN
TALLOIRES,
MENTHON-SAINT-BERNARD
LAKE ANNEC...

Ref : A4I092NT74

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 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.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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 : A4I092NT74
FILE COMPLETE
AND PHOTOS
ON REQUEST

LEGGETT
IMMOBILIER INTERNATIONAL

Téléphone : +33 553 608 488
E-mail: prestige@leggett.fr

LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: prestige@leggett.fr