

**LEGGETT**  
INTERNATIONAL REAL ESTATE



**Hamptons**  
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RENOVATED 4-BED ALPINE HOUSE WITH  
PANORAMIC VIEWS, VAST FLOOR SPACE & 78 M<sup>2</sup>  
ATTIC NEAR LAKE ANNECY

RENOVATED 4-BED ALPINE  
HOUSE WITH PANORAMIC  
VIEWS, VAST FLOOR  
SPACE & 78 M<sup>2</sup> ATTIC  
NEAR LAKE ANNECY...



| PROPERTY FACT FILE  |   |
|---|---|
| REFERENCE   | A42264NT74  |
| PRICE   | € 630,000<br>£ 0*<br><small>*agency fees to be paid by the seller</small> |
| BEDROOM   | 4   |
| BATHROOM  | 1   |
| ACCOMMODATION   | 136 m <sup>2</sup>  |
| LAND  | 733 m <sup>2</sup>  |
| TOWN  | Talloires-Montmin   |
| DEPARTMENT  |   |
| LOCATION  | Ski   |
| TYPE  | Maison de Vacances, House,<br>Family Home                                 |
| CONDITION   | Good condition  |
| FEATURES  | Garage, Close to ski resort,<br>Business potential                        |
| <small>*Price based on current exchange rate which is subject to change</small> |   |



- Renovated 4-bed home in stunning Alpine setting
- 345 m<sup>2</sup> total floor area with vast utility space
- 78 m<sup>2</sup> attic ready for conversion or apartment
- Large garage, parking & village centre setting
- Peaceful location with quick access to Lake Annecy

RENOVATED 4-BED  
ALPINE HOUSE WITH  
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Discover this beautifully renovated historic 4 bed house in the heart of Montmin, offering an exceptional 345 m<sup>2</sup> of total floor area (136 m<sup>2</sup> Loi Carrez / habitable), including extensive utility areas and a 78 m<sup>2</sup> attic (combles) with outstanding development potential.

## DESCRIPTION

This characterful historic home has been thoughtfully renovated to a high standard in recent years, blending its original architectural charm with modern comfort, generous proportions, and energy efficiency. With its scale, layout and extensive usable space, this four-bedroom house is ideally suited as a comfortable family home or a spacious main residence, while also offering the flexibility to serve as a second home for those looking to enjoy the exceptional surrounding environment.

Beyond the habitable space, the property truly stands out for its exceptional volumes. With over 180 m<sup>2</sup> of utility and annex space, including a large garage, laundry room, cellar and technical areas, it offers a level of flexibility rarely found in village properties. The 78 m<sup>2</sup> attic presents a remarkable opportunity, being ideal for the creation of a parental suite, additional living space, or even a self-contained apartment with independent access — allowing for rental or professional use.

Located in the sought-after village of Montmin, within the commune of Talloires-Montmin, the setting is both peaceful and spectacular. Surrounded by Alpine scenery, the house enjoys fast access towards Lake Annecy via the Col de la Forclaz to Talloires, Menthon-Saint-Bernard, Annecy and Geneva, as well as via the Doussard / Faverges axis toward Albertville and the nearby ski resorts. World-class outdoor activities are quite literally on the doorstep, including hiking, paragliding, lake sports, cycling,...

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A42264NT74>

COMPLETE FILE AND PHOTO ON REQUEST

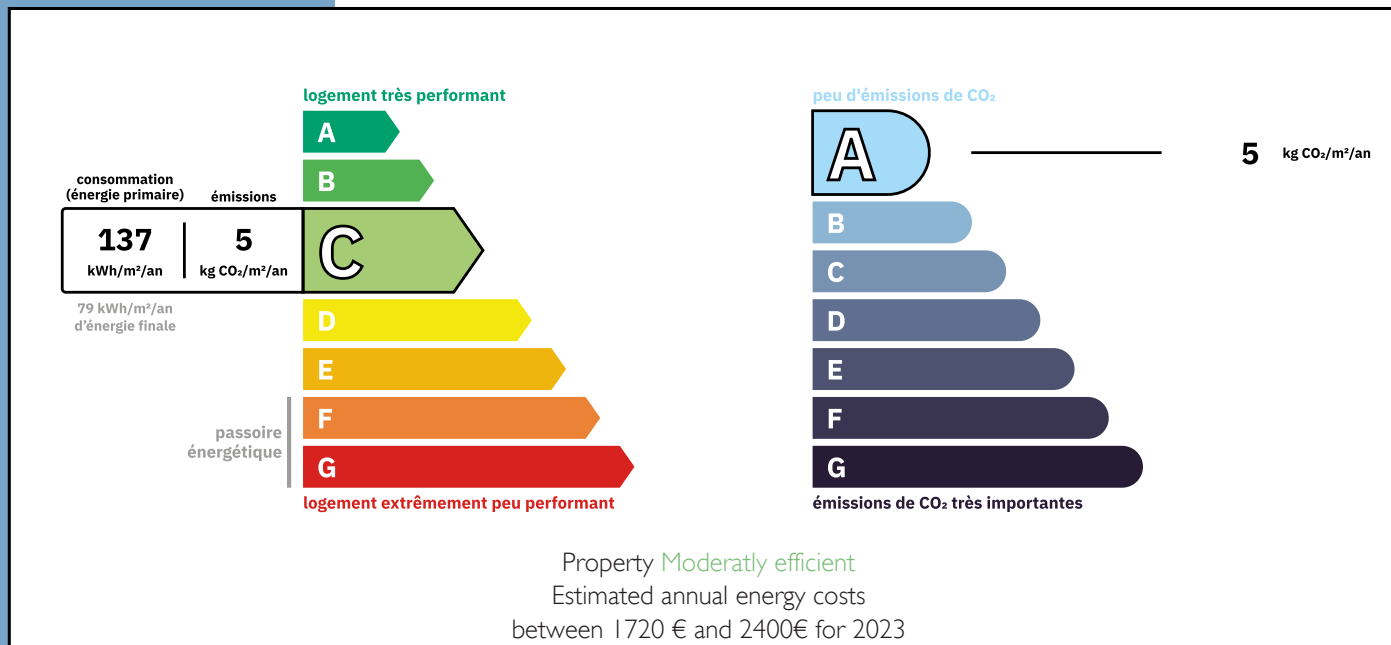


RENOVATED 4-BED ALPINE HOUSE WITH PANORAMIC VIEWS, VAST FLOOR SPACE & 78 M<sup>2</sup> ATTIC NEAR LAKE ANNECY...

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

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## ENERGIE-DPE



## NOTICE

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## CONTACT

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FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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