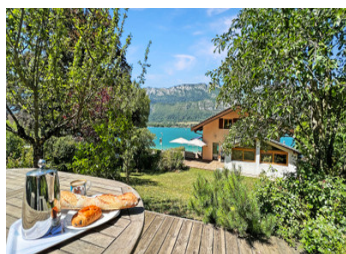
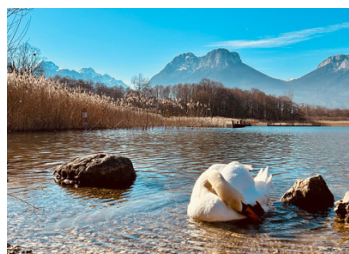
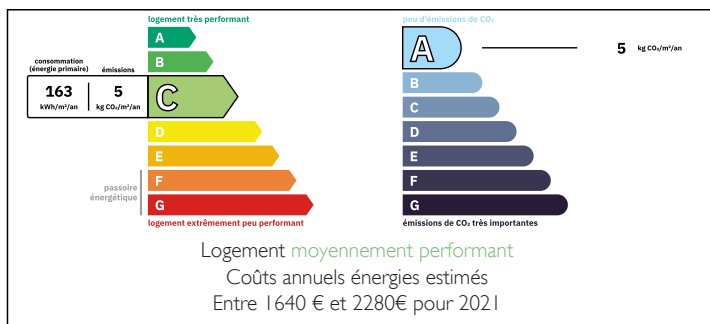


Recently renovated luxury lakefront villa with stunning views of Lake Annecy



ENERGY - DPE



INFORMATION

Town:	Talloires
Department:	Haute-Savoie
Bed:	4
Bath:	2
Floor:	195 m2
Plot Size:	934 m2

IN BRIEF

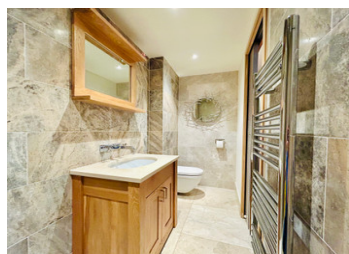
Discover the ultimate lakeside retreat with this exquisite villa on the shores of Lake Annecy. Fully renovated in 2016, including a modern kitchen extension.

Enjoy all-day sunshine and breathtaking Alpine views from a home just a short drive from the picturesque port of Talloires and the charming old town of Annecy.

Combining natural beauty with the comfort of high-end fixtures and easy access to outdoor activities, this is a rare opportunity to live in one of France's most picturesque and sought-after lakeside locations.

NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



DESCRIPTION

Set on the peaceful, quieter end of Lake Annecy, this magnificent villa offers uninterrupted views over the lake and surrounding mountains. Originally built in 1972, the property underwent extensive renovations with the latest updates, including a designer kitchen, completed in 2016.

The villa boasts top-quality fixtures and fittings, such as engineered wood flooring with underfloor heating on the ground floor, and premium brands such as Hans Grohe, Axor by Starck, Duravit Starck, and Lutron electricals. Furniture is negotiable, allowing for easy customization to suit your style and preferences.

The property includes a rare numbered mooring on the pontoon, accommodating a 7.5-meter boat, and holds a dossier for reinstating a private pontoon. The ground floor of the property includes a large entry hall, two double bedrooms, a shower room, a cinema room, and a spacious two-car garage with ample storage for bicycles and paddleboards. On the first floor, an open-plan sitting room, dining area, and TV corner surround a cassette fireplace and lead to a spacious designer kitchen. The property's master suite, located on the upper level, features an open-plan bath area, a fully fitted dressing room, and glass doors opening onto a balcony with magnificent lake and mountain views. A second double bedroom includes fitted cupboards and an elegantly tiled shower room with a WC.

The villa's terrace, an impressive 100m² accessible from the kitchen and dining areas, is perfect for outdoor entertaining, and the garden boasts healthy fruit trees, shrubs, and a...

LOCAL TAXES

Taxe foncière: 1832 EUR

Taxe habitation: EUR

NOTES