

Exquisitely finished, contemporary 4-bedroom house with magnificent lake and mountain views.



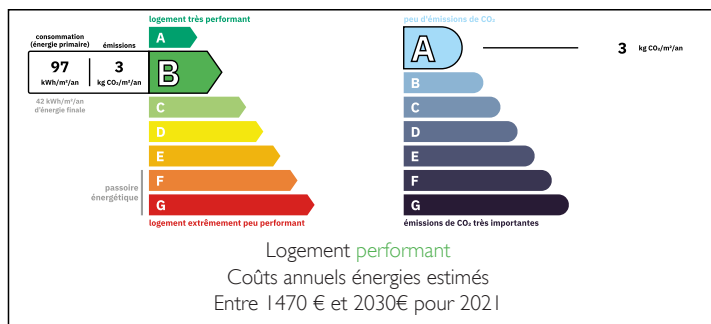
## INFORMATION

Town:	Talloires
Department:	Haute-Savoie
Bed:	4
Bath:	3
Floor:	248 m2
Plot Size:	1 105 m2

## IN BRIEF

This extraordinary contemporary property offers elegance, comfort, and modern design. Built in 2019 to the highest specifications, it spans 248m<sup>2</sup> of refined living space, set within a generous 1,105m<sup>2</sup> plot, with panoramic views of Lake Annecy and the surrounding peaks.

## ENERGY - DPE



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

Nestled between Talloires and Menthon-Saint-Bernard on the eastern shore of Lake Annecy, this property boasts four spacious bedrooms and three designer bathrooms, including a sumptuous master suite offering privacy, space, and breathtaking views. Comfort is ensured year-round with full air conditioning and underfloor heating.

Step outside to your own private oasis— a large, heated swimming pool framed by a lush garden and a covered terrace, perfect for alfresco dining while soaking in the magnificent lake and mountain scenery.

Additional features include a generous games room, wine cellar, laundry room, and a connected three-car garage.

Designed for both entertaining and tranquil living, the expansive open-plan living area is flooded with natural light and seamlessly flows into a sleek, state-of-the-art kitchen, complete with a central island and fully integrated appliances.

A rare opportunity to own a property of this calibre in one of France's most picturesque and sought-after lakeside locations.

Contact me today for more details or to arrange a viewing. 360 virtual tour available on request.

Ground Floor:

Kitchen / Dining & living room – 92 m<sup>2</sup>

Entrance – 7 m<sup>2</sup>

WC

First Floor:

Bedroom 1 – 19 m<sup>2</sup>

Bedroom 2 – 12 m<sup>2</sup>

Bedroom 3 – 15 m<sup>2</sup>

Bedroom 4 – 11 m<sup>2</sup>

Hallway – 14 m<sup>2</sup>

Bathroom – 5 m<sup>2</sup>

## LOCAL TAXES

Taxe habitation: EUR

## NOTES