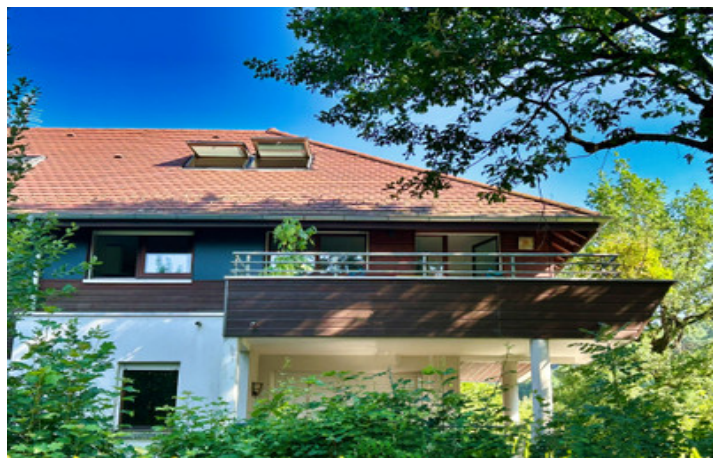


Stylish T5 duplex, newly renovated & perfectly placed between the iconic lakeside towns of Talloires & Menthon

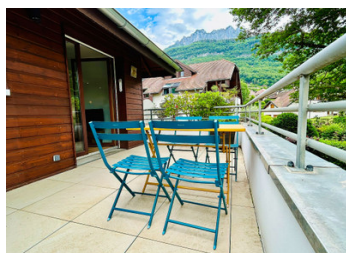
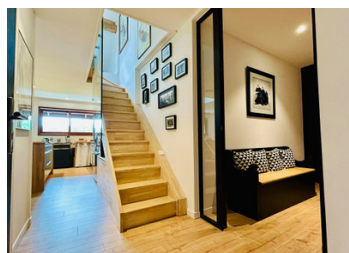
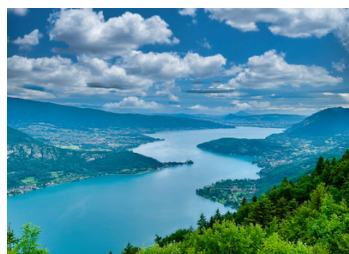


INFORMATION

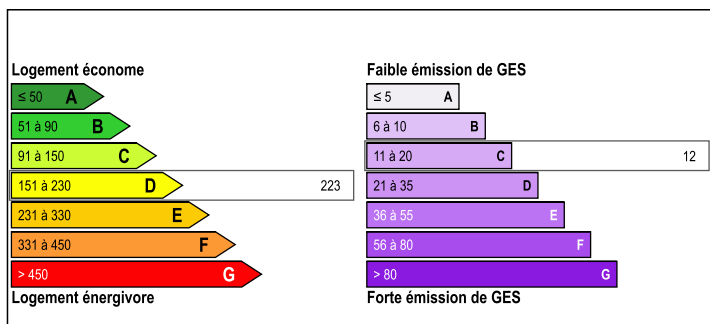
Town:	Talloires
Department:	Haute-Savoie
Bed:	4
Bath:	1
Floor:	103 m2
Outside Space:	15 m2

IN BRIEF

Discover this beautifully renovated and spacious 103 m² (129 m² floor area) 4-bedroom duplex with external balcony. Set in a peaceful location surrounded by spectacular Alpine views, just minutes from world-famous Lake Annecy.

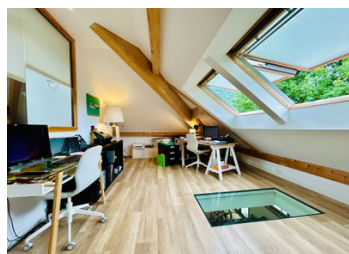


ENERGY - DPE



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

This exceptional duplex is located in the highly desirable lakeside commune of Talloires and is also a short walk from the charming commune of Menthon-Saint-Bernard.

Covering the top two floors of the building, the first floor features a generous 42m² open-plan lounge/kitchen, three bedrooms, a bathroom, and a WC, opening onto a south-facing balcony with stunning mountain views.

The second floor includes the master suite with a shower and separate WC, as well as a large, easily coverable mezzanine office. Generous windows and Velux skylights bring in natural light and offer views of the Alpine scenery.

In addition, there is the possibility of acquiring a closed garage with a mezzanine and a private parking space.

Lake Annecy offers an outdoor lifestyle for everyone. Whether you prefer walking, cycling, or hiking in the mountains, or relaxing, swimming, or sailing in its crystal-clear waters, there's something for all to enjoy.

The lake is also a world-renowned paragliding destination, attracting adventure seekers from around the globe. Additionally, the famous ski resorts of Les Trois Vallées, Aravis, Les Saisies, and Mont Blanc are all within an hour's drive, offering world-class winter sports and year-round mountain adventures.

Offering a tranquil, rural atmosphere while still being well-connected to Annecy (15 minutes away) and Geneva (a 50-minute drive), this is a unique opportunity! Contact me today for more details or to arrange a viewing.

Co-owned building of 103 units

Provisional annual charges: 2000€

LOCAL TAXES

Taxe foncière: 851 EUR

Taxe habitation: EUR

NOTES