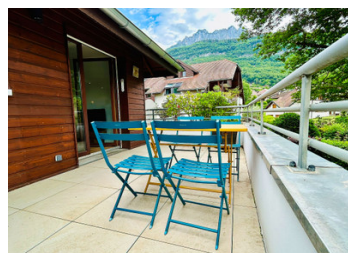
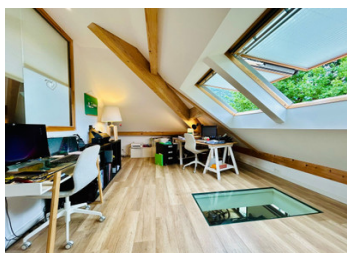
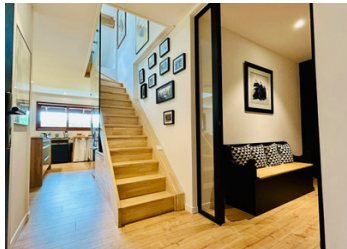


## Elegant 4-bedroom duplex with balcony, garage & parking between Talloires and Menthon-Saint-Bernard



## INFORMATION

Town:	Menthon-Saint-Bernard
Department:	Haute-Savoie
Bed:	4
Bath:	1
Floor:	103 m <sup>2</sup>
Outside Space:	15 m <sup>2</sup>



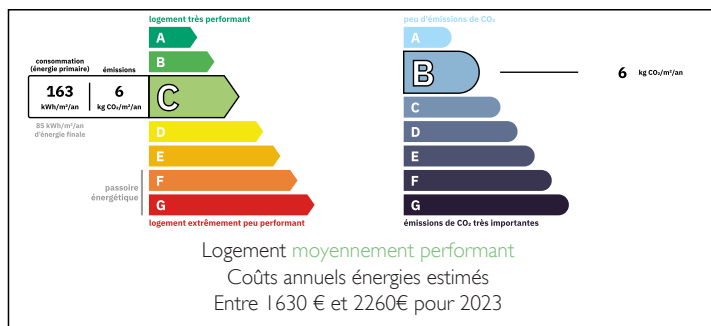
## IN BRIEF

Discover this superbly renovated duplex offering 129 m<sup>2</sup> of total floor area (103 m<sup>2</sup> Loi Carrez) complemented by a 15 m<sup>2</sup> balcony and 26 m<sup>2</sup> of additional storage within the private garage and mezzanine, creating a highly functional living space of around 170 m<sup>2</sup> in total.

The apartment features four bedrooms, generous living areas, and spectacular Alpine views in a peaceful residential setting.

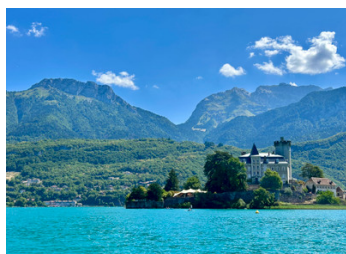
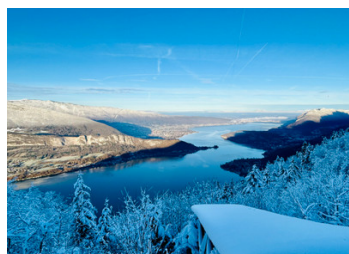
Ideally located between the charming lakeside villages of Talloires and Menthon-Saint-Bernard, the property offers immediate access to the exceptional outdoor lifestyle of Lake Annecy. Hiking, cycling, swimming, sailing, and mountain sports are all close at hand, while Annecy, Geneva and several renowned ski resorts remain conveniently accessible.

## 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 elegant duplex apartment is located in the highly sought-after lakeside commune of Talloires, just a short walk from the charming village of Menthon-Saint-Bernard.

Occupying the top two floors of the residence, the first level centres around a generous 42 m<sup>2</sup> open-plan kitchen and living area, designed for comfortable daily living and entertaining. This floor also includes three bedrooms, a bathroom, and a separate WC. Large openings lead onto the south-facing balcony, where the surrounding Alpine landscape provides a spectacular backdrop.

On upper level you will find the principal bedroom suite, which benefits from its own shower and separate WC, alongside a spacious additional living area currently used as a home office and second lounge. This flexible space could easily adapt to different lifestyle needs such as a reading room, creative studio, gym or family relaxation area. Large windows and Velux skylights fill the level with natural light while framing beautiful mountain views.

The property also includes a private enclosed garage of 14 m<sup>2</sup> with a 12 m<sup>2</sup> mezzanine storage area, as well as a private outdoor parking space — a particularly valuable asset in this highly desirable lakeside setting. The generous storage space is ideal for keeping bicycles, skis, paddleboards, kayaks, and outdoor equipment, allowing the main living areas to remain bright, organised, and uncluttered.

Lake Annecy offers an exceptional outdoor lifestyle throughout the year. From cycling and hiking in the surrounding mountains to swimming, sailing, and relaxing by its crystal-clear waters, the region is renowned for...

## LOCAL TAXES

**Taxe foncière: 851 EUR**

**Taxe habitation: EUR**

## NOTES