

Charming 5-Bedroom Home with Garden & Mountain Views in Talloires–Menthon, near Lake, Annecy & Geneva



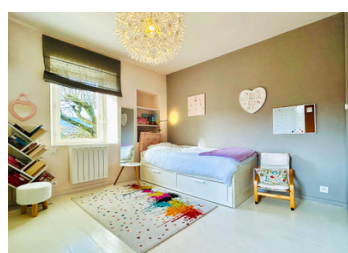
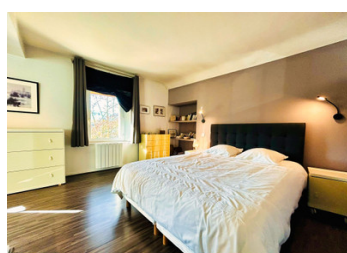
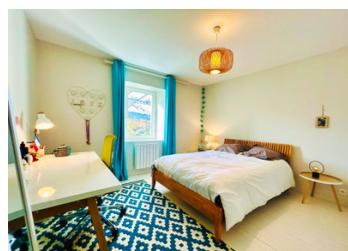
INFORMATION

Town:	Menthon-Saint-Bernard
Department:	Haute-Savoie
Bed:	4
Bath:	2
Floor:	172 m ²
Plot Size:	315 m ²

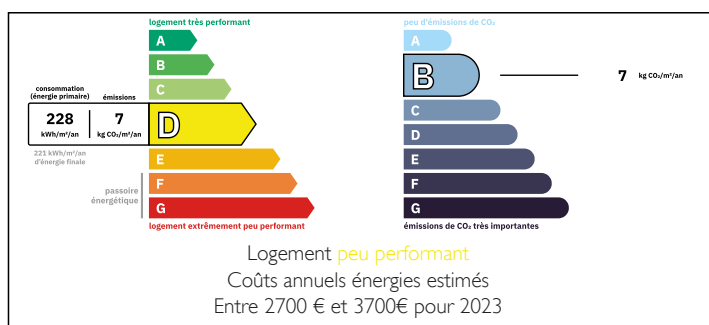
IN BRIEF

Discover this charming five-bedroom home offering a harmonious blend of period character and modern comfort, with generous, beautifully proportioned rooms and an effortless flow across 171.7 m² Loi Carrez (200 m² total floor space). Bright, inviting interiors open onto a private garden, while thoughtful updates improve day-to-day comfort while preserving the home's authentic 19th-century character.

Perfectly positioned between Talloires and Menthon, the property enjoys an enviable lifestyle setting — moments from the Roc de Chère nature reserve, Lake Annecy's turquoise shores, and year-round outdoor adventure. With convenient transport links, including a nearby bus stop and swift access to Annecy and Geneva, it balances Alpine tranquillity with everyday practicality.



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.



LOCAL TAXES

Taxe habitation: EUR

NOTES

DESCRIPTION

Built in 1899 as part of a traditional Savoyard farmhouse, this beautifully balanced five-bedroom home combines historical charm with recent modernisation, creating a warm and comfortable living environment ideally suited to modern family life or a refined secondary residence.

The 171.74 m² interior (200.05 m² total floor area excluding the annex) is defined by its exceptional flow and large, naturally bright rooms. On the ground floor, a spacious living and dining area opens seamlessly into a generous fitted kitchen — the welcoming heart of the home, perfect for gatherings and relaxed everyday living — complete with a wood burner adding warmth and ambience. Wide openings and well-proportioned spaces give the layout an intuitive, elegant rhythm.

The upper floors offer five comfortable bedrooms, including a bright parent suite, and a charming bedroom with an elevated mezzanine level — an ideal children's hideaway, reading nook, or creative space accessed directly from the bedroom. Currently used as a home office, this room also provides an excellent setup for remote work or running a small business.

Practicality is equally well considered. The property includes a private garden ideal for outdoor dining or children's play, a large carport with useful storage, and a 9 m² external annex/cabanon for equipment or seasonal items. Although part of an attached former farmhouse, the home retains a strong sense of privacy thanks to its layout and orientation.

The location is one of its greatest strengths. Set between Talloires and Menthon, the home is just moments from the...