

Ref: A41092NT74

Price: I 040 000 EUR

agency fees to be paid by the seller

Charming 4-Bedroom Family Home with Terrace & private Garden in Desirable Location near Lake Annecy & Geneva



INFORMATION

Town: Talloires

Department: Haute-Savoie

Bed: 4

Bath: 3

Floor: 105 m2

Plot Size: 351 m²











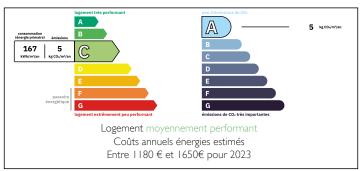


IN BRIEF

Discover this beautifully renovated four-bedroom home, combining period character with modern open-plan living across 188 m² of floor space. A spacious terrace, tranquil garden and a flexible gym/guest suite above the carport add versatility. Move-in ready, it provides comfort and style in every detail.

Situated between Talloires and Menthon-Saint-Bernard, this peaceful address offers lake and mountain living with quick access to Annecy, Geneva, and year-round outdoor adventure.

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.

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LOCAL TAXES

Taxe foncière: 1065 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

This beautifully presented four-bedroom home combines character with contemporary comfort. The spacious open-plan living and dining area flows seamlessly onto a generous terrace and private garden — perfect for relaxing, entertaining, and enjoying the peaceful surroundings. A flexible gym/guest suite above the covered carport adds versatility and potential for seasonal rental income.

The property also benefits from a garage, a large laundry and storage area, and carport parking for two vehicles. Fully renovated and immaculately maintained, it is ready to enjoy immediately, appealing to buyers seeking both charm and turnkey convenience.

Set between Talloires and Menthon-Saint-Bernard, the home enjoys a tranquil semi-rural setting while remaining well-connected. Lake Annecy offers an exceptional outdoor lifestyle year-round - from swimming, sailing, and cycling to scenic walks and mountain hikes.

The area is renowned for paragliding and is within easy reach of the Aravis, The Three Valleys et Mont Blanc ski domains, offering world-class winter sports. With Annecy just 15 minutes away and Geneva under an hour, the property perfectly combines Alpine tranquillity with international accessibility.

Contact me today for more information or to arrange a viewing.

Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr