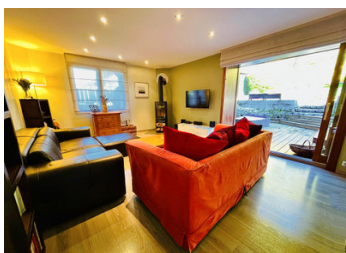
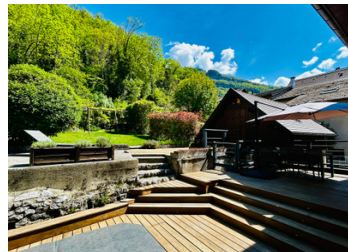


## Renovated 4-Bedroom Home with Terrace & Garden between Talloires, Menthon-Saint-Bernard & Lake Annecy



## INFORMATION

Town:	Talloires
Department:	Haute-Savoie
Bed:	4
Bath:	3
Floor:	105 m <sup>2</sup>
Plot Size:	351 m <sup>2</sup>

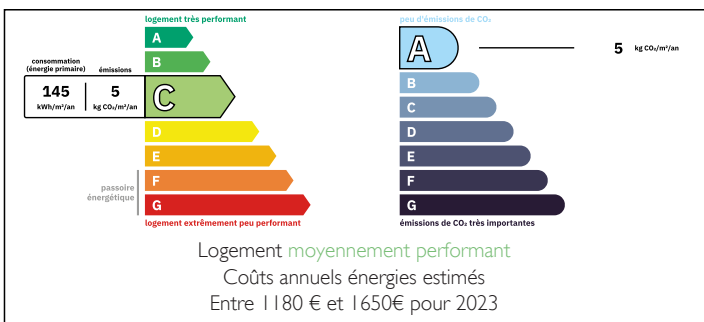
## IN BRIEF

Discover a four-bedroom property offering 188 m<sup>2</sup> of total floor space (105 m<sup>2</sup> habitable), beautifully renovated to combine period character with modern open-plan living. A spacious terrace and tranquil garden create an inviting setting for outdoor dining and relaxation, while a versatile space above the carport - currently arranged as a gym - provides additional flexibility for guests, work or leisure.

Beautifully presented and ready to enjoy, the property offers comfort, charm and adaptable living spaces throughout.

Situated between the sought-after lakeside villages of Talloires and Menthon-Saint-Bernard, this peaceful setting offers the best of Lake Annecy living. Hiking, cycling, swimming and water sports are all close at hand, while Annecy, Geneva and several renowned ski resorts remain easily accessible for year-round enjoyment.

## 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 foncière:** 1065 EUR

**Taxe habitation:** EUR

## NOTES

## DESCRIPTION

This beautifully presented four-bedroom home combines traditional character with contemporary comfort. The generous open-plan living and dining area flows naturally onto a spacious terrace and private garden — an ideal setting for relaxing, entertaining, and enjoying the peaceful surroundings. Above the covered carport, a versatile additional space currently arranged as a gym provides flexibility for guests, work or leisure.

The property also benefits from a garage, a large laundry and storage area, and covered parking for two vehicles. The generous storage space is ideal for outdoor equipment such as bicycles, skis, paddleboards or kayaks, perfectly suited to the active lifestyle that Lake Annecy and the surrounding mountains offer. Fully renovated and carefully maintained, the home is ready to enjoy immediately and will appeal to buyers seeking both charm and turnkey convenience.

Located between Talloires and Menthon-Saint-Bernard, the property 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 region is also renowned for paragliding and provides easy access to the Aravis, Mont Blanc and Three Valleys ski areas, offering outstanding winter sports opportunities. With Annecy just 15 minutes away and Geneva under an hour, the property combines Alpine tranquillity with excellent international accessibility.

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

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