

Bright renovated 3-bed house with panoramic views in Montmin, near, Talloires, Menthon, Lake Annecy & Geneva



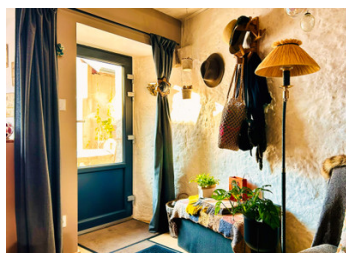
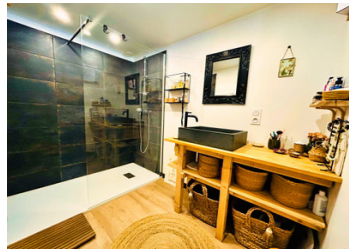
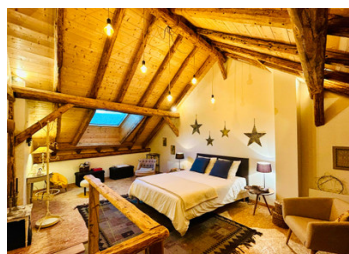
## INFORMATION

|             |                   |
|-------------|-------------------|
| Town:       | Talloires-Montmin |
| Department: | Haute-Savoie      |
| Bed:        | 3                 |
| Bath:       | 1                 |
| Floor:      | 86 m2             |
| Plot Size:  | 144 m2            |

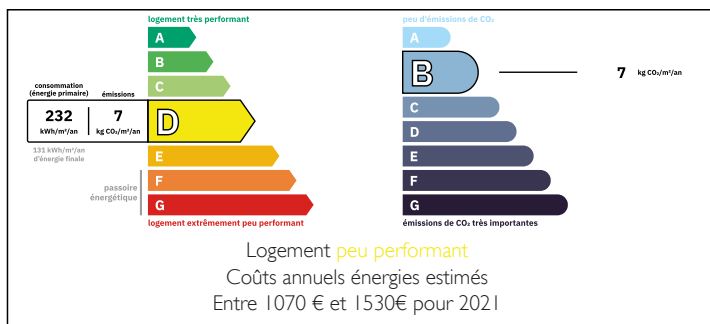
## IN BRIEF

Discover this thoughtfully renovated three-bedroom house in Montmin, part of Talloires-Montmin, offering comfortable living spaces, with a total floor area of 94 m<sup>2</sup> (86 m<sup>2</sup> Loi Carrez) arranged over three floors and set within one of the region's most spectacular Alpine environments. The home includes an open living area, three bedrooms, two balconies, and a large cave beneath the property.

Enjoying a peaceful mountain setting with exceptional scenery all around, the property offers quick access to Talloires, Menthon Saint Bernard, Lake Annecy, Annecy, Geneva, and the surrounding ski areas. Ideal for primary residence or as a serene retreat, it combines tranquillity, community, and year-round outdoor adventure.

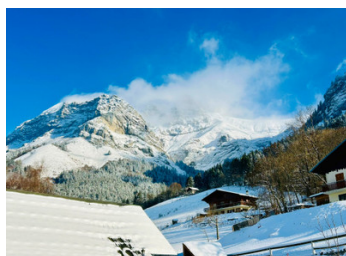


## ENERGY - DPE



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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

This inviting three-bedroom semi-detached house, with a total floor area of 94.77 m<sup>2</sup> (including 86.24 m<sup>2</sup> of habitable space under the Loi Carrez), is complemented by a substantial 33.29 m<sup>2</sup> cave and two balconies. Fully renovated and presented in excellent condition, it offers a rare opportunity to own a comfortable home in the peaceful Alpine hamlet of Montmin, within the sought-after commune of Talloires-Montmin.

The ground floor features a spacious open lounge, dining area and kitchen, with a small balcony off the kitchen providing a pleasant southern outlook. The first floor comprises two bedrooms, a generous shower room, a separate WC and a landing; one of the bedrooms opens onto a sheltered balcony set under the eaves, offering a charming view of the village church. The entire top floor is arranged as a single large bedroom beneath exposed beams, benefitting from a Velux window with a beautiful view toward La Tournette.

Practicality is a key strength: beneath the house, a large cave runs the full length of the property, offering exceptional space for storage, workshop use or future optimisation. With recent renovations throughout, the home is fully move-in ready.

Set in a beautiful Alpine environment, the property enjoys magnificent scenery with La Tournette rising behind and the Col de Forclaz opposite — a renowned destination for paragliding, hiking and panoramic views over Lake Annecy. Despite its peaceful setting, Montmin offers excellent dual access: down to Doussard (for the southern end of the lake), Faverges, Albertville and...