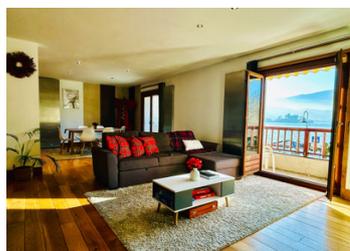


Spacious lakeside apartment with panoramic Lake and Mountain views near Annecy, ski resorts and Geneva



INFORMATION

| | |
|-------------|--------------|
| Town: | Talloires |
| Department: | Haute-Savoie |
| Bed: | 2 |
| Bath: | 1 |
| Floor: | 97 m2 |
| Plot Size: | 0 m2 |

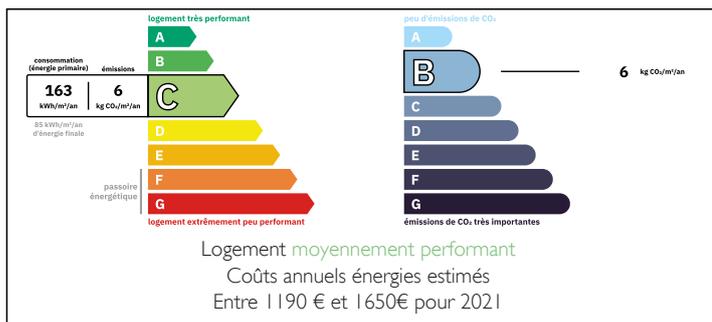


IN BRIEF

Discover this generously proportioned lakeside apartment offering 97m² of living space, uninterrupted views across Lake Annecy, and an exceptional sense of openness rarely found in village properties. Featuring a vast open living area, two bedrooms, a study, balcony, and separate storage area, the apartment combines modern interior comfort with one of the lake's most iconic outlooks.

Located in the heart of Talloires village, just steps from shops, cafés, the beach and school, this address offers an outstanding quality of life year-round. Beyond the lake and nearby ski resorts, the area is renowned for hiking and trail running, cycling, paragliding, and mountain access in every season, with Annecy, Geneva and the wider Alps all within easy reach.

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 spacious apartment enjoys a truly enviable position directly overlooking Lake Annecy, with panoramic views stretching across the water toward the Château de Duingt and the surrounding mountains. With a Loi Carrez surface of 97m², it is notably larger than most T3 apartments in the village and offers a comfortable, well-balanced layout suited to both primary and secondary residence.

The heart of the home is an impressive 53 m² living space, created by opening the original layout to form a generous lounge, dining and kitchen area. This room enjoys a strong visual connection to the lake and opens onto a west-facing balcony — an ideal spot to enjoy afternoon light and evening sunsets. A separate bureau provides flexible space for home working or occasional guests, while two well-proportioned bedrooms, a bathroom, WC and circulation areas complete the accommodation. The layout could be reconfigured to reinstate a third bedroom if desired, while still maintaining an excellent living area.

The apartment is presented in good condition, having been modernised by the current owners, and benefits from a clean, contemporary interior finish that contrasts nicely with the character of the surrounding village environment. A private cellar provides practical storage space, particularly valuable for bikes, water sports or seasonal items.

Set within immediate walking distance of Talloires' shops, cafés, restaurants, school and famous lakeside plage, the location offers a rare combination of village charm and everyday convenience. Talloires is one of Lake Annecy's most desirable villages, offering exceptional access to the...

LOCAL TAXES

Taxe foncière: **982 EUR**

Taxe habitation: **EUR**

NOTES