

Character Talloires village home with 145 m floor space and studio, steps from Lake Annecy, near Geneva & ski



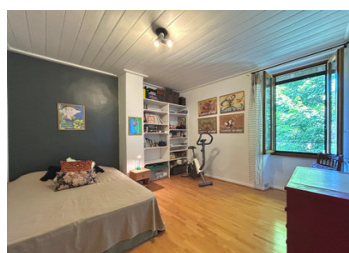
INFORMATION

Town:	Talloires
Department:	Haute-Savoie
Bed:	4
Bath:	3
Floor:	105 m2
Plot Size:	54 m2

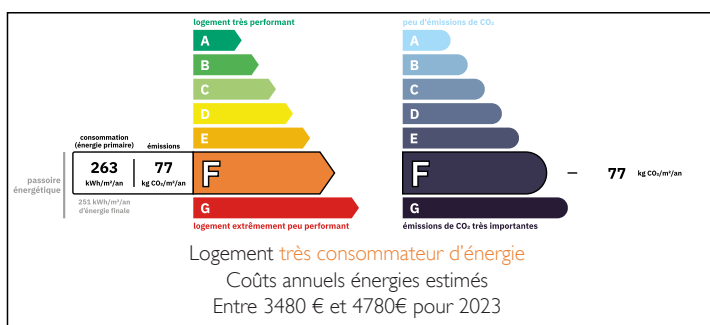
IN BRIEF

Discover this character Talloires village home offering approximately 145 m² of total floor space (105 m² habitable), arranged over four levels plus a mezzanine. Dating from around 1900, the property offers four bedrooms and three bathrooms overall, including a beautifully presented separate studio, alongside a generous open kitchen and living space and excellent flexibility for guests, extended family or independent working.

The location is exceptional: tucked into the historic heart of Talloires, around a minute's walk from the village centre and picturesque port. Lake Annecy, beaches, restaurants and village amenities are all on the doorstep, while Annecy and Geneva are easily accessible. The Aravis resorts of La Clusaz and Le Grand-Bornand are around 30 minutes away, while other major ski areas of the Savoie Alps, including Les Trois Vallées, Val d'Isère and the Portes du Soleil, are within approximately...

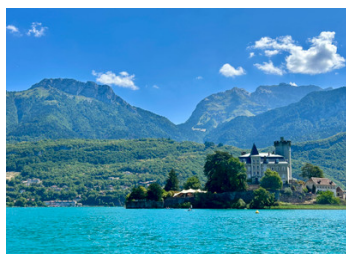


ENERGY - DPE



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

Discover this character property dating from around 1900, set in the heart of Talloires village just moments from the shores of Lake Annecy. Offering approximately 145 m² of total floor space (105 m² habitable), the house is arranged vertically over four main levels plus a mezzanine, combining the charm of an established village home with flexible accommodation and a beautifully presented independent studio.

The principal entrance opens into a generous kitchen and living area of approximately 38 m², where exposed beams, timber floors and the open layout give the space warmth and character. Windows on different aspects bring in natural light and attractive views over the surrounding village and greenery, while a small balcony provides additional outside space.

The next level offers two bedrooms and a family bathroom. Above, the principal bedroom benefits from its own bathroom together with a mezzanine office above. Windows on the upper levels bring in attractive mountain outlooks and views across the surrounding greenery, reinforcing the unusual sense of openness for a property right in the heart of the village.

At the lower level, the separate studio has been finished in a clean contemporary style and provides its own kitchen, sleeping area and bathroom. Currently independently accessed, it offers particularly useful flexibility for visiting family and friends, older children or a home-working environment, with the possibility of reconnecting it with the principal house if desired. Additional utility and storage areas provide valuable space for bikes, skis, paddleboards and other equipment for enjoying...

LOCAL TAXES

Taxe foncière: 790 EUR

NOTES