



## RECENTLY RENOVATED LUXURY LAKEFRONT VILLA WITH STUNNING VIEWS OF LAKE ANNECY



RECENTLY RENOVATED  
LUXURY LAKEFRONT  
VILLA WITH STUNNING  
VIEWS OF LAKE ANNECY...



PROPERTY FACT FILE	
REFERENCE	A15575
PRICE	€ 1,795,000 £ 0* <small>*agency fees to be paid by the seller</small>
BEDROOM	4
BATHROOM	2
ACCOMMODATION	195 m <sup>2</sup>
LAND	934 m <sup>2</sup>
TOWN	Talloires
DEPARTMENT	
LOCATION	Hamlet property
TYPE	Maison de Vacances, House, Family Home
CONDITION	
FEATURES	Lake, Garage, Private parking
<small>*Price based on current exchange rate which is subject to change</small>	





- 17km from Annecy and 5km from Talloires
- Pontoon mooring
- Private driveway with plenty of parking
- Designer Kitchen with granite work surfaces
- Close to ski resorts

RECENTLY RENOVATED  
LUXURY LAKEFRONT  
VILLA WITH STUNNING  
VIEWS OF LAKE  
ANNECY...

Ref : AI5575

Discover the ultimate lakeside retreat with this exquisite villa on the shores of Lake Annecy. Fully renovated in 2016, including a modern kitchen extension.

Enjoy all-day sunshine and breathtaking Alpine views from a home just

## DESCRIPTIF

Set on the peaceful, quieter end of Lake Annecy, this magnificent villa offers uninterrupted views over the lake and surrounding mountains. Originally built in 1972, the property underwent extensive renovations with the latest updates, including a designer kitchen, completed in 2016.

The villa boasts top-quality fixtures and fittings, such as engineered wood flooring with underfloor heating on the ground floor, and premium brands such as Hans Grohe, Axor by Starck, Duravit Starck, and Lutron electricals. Furniture is negotiable, allowing for easy customization to suit your style and preferences.

The property includes a rare numbered mooring on the pontoon, accommodating a 7.5-meter boat, and holds a dossier for reinstating a private pontoon. The ground floor of the property includes a large entry hall, two double bedrooms, a shower room, a cinema room, and a spacious two-car garage with ample storage for bicycles and paddleboards. On the first floor, an open-plan sitting room, dining area, and TV corner surround a cassette fireplace and lead to a spacious designer kitchen. The property's master suite, located on the upper level, features an open-plan bath area, a fully fitted dressing room, and glass doors opening onto a balcony with magnificent lake and mountain views. A second double bedroom includes fitted cupboards and an elegantly tiled shower room with a WC.

The villa's terrace, an impressive 100m<sup>2</sup> accessible from the kitchen and dining areas, is perfect for

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/AI5575>

COMPLETE FILE AND PHOTO ON REQUEST

LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE

UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: [prestige@leggett.fr](mailto:prestige@leggett.fr)

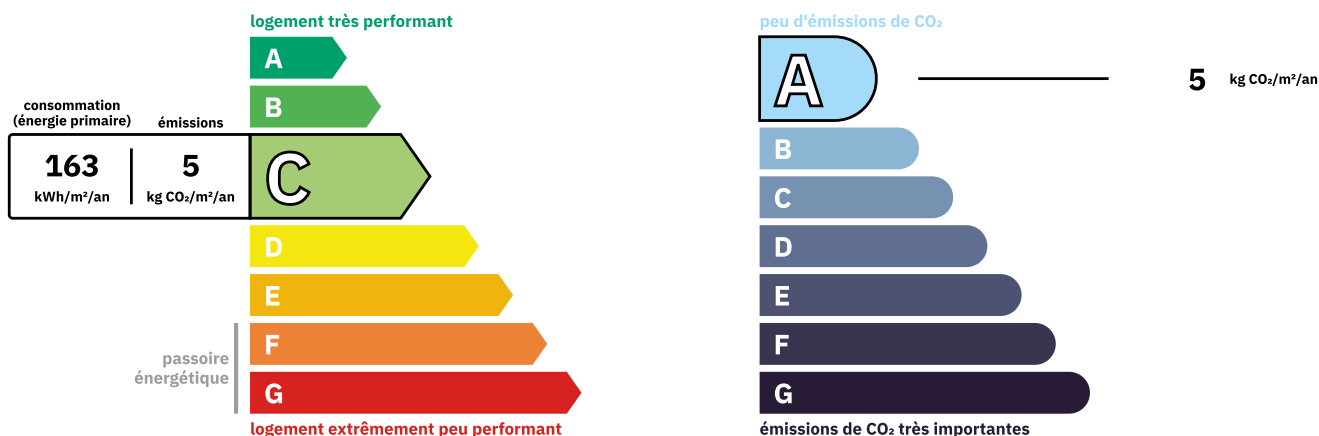


RECENTLY RENOVATED  
LUXURY LAKEFRONT VILLA  
WITH STUNNING VIEWS OF  
LAKE ANNECY...

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

Ref : AI5575

## ENERGIE-DPE



Property Moderately efficient  
Estimated annual energy costs  
between 1640 € and 2280€ for 2021

## NOTICE

Leggetts, their client and any joint agents give notice that:

I: Quoted prices are subject to fluctuations in exchange rates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

## CONTACT

Réf : AI5575  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

**LEGGETT**  
IMMOBILIER INTERNATIONAL

Téléphone : +33 553 608 488  
E-mail: [prestige@leggett.fr](mailto:prestige@leggett.fr)

LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE  
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: [prestige@leggett.fr](mailto:prestige@leggett.fr)