



STYLISH T5 DUPLEX, NEWLY RENOVATED &  
PERFECTLY PLACED BETWEEN THE ICONIC  
LAKESIDE TOWNS OF TALLOIRES & MENTHON



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LAKESIDE TOWNS OF  
TALLOIRES...



PROPERTY FACT FILE	
REFERENCE	A37555NT74
PRICE	€ 729,000 £ 0* <small>*agency fees to be paid by the seller</small>
BEDROOM	4
BATHROOM	1
ACCOMMODATION	103 m <sup>2</sup>
LAND	15 m <sup>2</sup>
TOWN	Talloires
DEPARTMENT	
LOCATION	Close to golf course
TYPE	Maison de Vacances, Apartment, Family Home
CONDITION	
FEATURES	Lake, Close to golf course, Close to ski resort
<small>*Price based on current exchange rate which is subject to change</small>	



- Spacious 4-bed duplex near stunning Lake Annecy
- Peaceful setting with breathtaking Alpine views
- Close to Talloires & Menthon historic communes
- Balcony perfect for relaxing and entertaining
- Recently renovated with high-end finishes

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Discover this beautifully renovated and spacious 103m<sup>2</sup> (129m<sup>2</sup> floor area) 4-bedroom duplex with external balcony. Set in a peaceful location surrounded by spectacular Alpine views, just minutes from world-famous Lake Annecy.

## DESCRIPTIF

This exceptional duplex is located in the highly desirable lakeside commune of Talloires and is also a short walk from the charming commune of Menthon-Saint-Bernard.

Covering the top two floors of the building, the first floor features a generous 42m<sup>2</sup> open-plan lounge/kitchen, three bedrooms, a bathroom, and a WC, opening onto a south-facing balcony with stunning mountain views.

The second floor includes the master suite with a shower and separate WC, as well as a large, easily coverable mezzanine office. Generous windows and Velux skylights bring in natural light and offer views of the Alpine scenery.

In addition, there is the possibility of acquiring a closed garage with a mezzanine and a private parking space.

Lake Annecy offers an outdoor lifestyle for everyone. Whether you prefer walking, cycling, or hiking in the mountains, or relaxing, swimming, or sailing in its crystal-clear waters, there's something for all to enjoy.

The lake is also a world-renowned paragliding destination, attracting adventure seekers from around the globe. Additionally, the famous ski resorts of Les Trois Vallées, Aravis, Les Saïsiés, and Mont Blanc are all within an hour's drive, offering world-class winter sports and year-round mountain adventures.

Offering a tranquil, rural atmosphere while still being well-connected to Annecy (15 minutes away) and Geneva (a 50-minute drive), this is a unique opportunity! Contact me today for more details or to arrange a viewing.

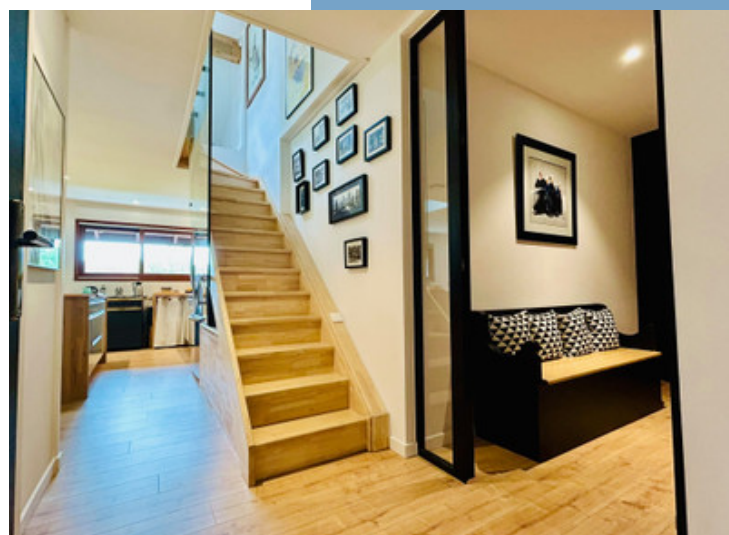
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Information

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A37555NT74>

COMPLETE FILE AND PHOTO ON REQUEST



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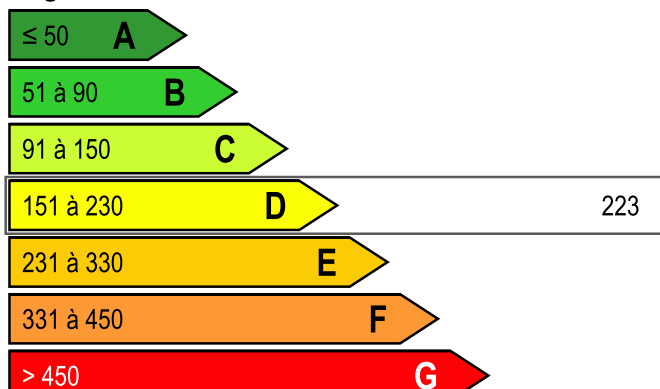
STYLISH T5 DUPLEX, NEWLY RENOVATED & PERFECTLY PLACED BETWEEN THE ICONIC LAKESIDE TOWNS OF TALLOIRES...

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

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## ENERGIE-DPE

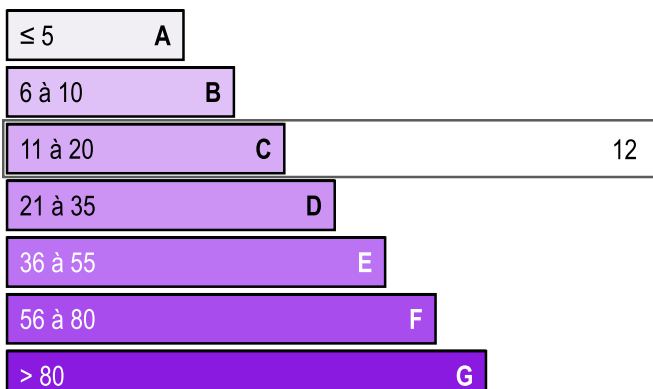
### Logement économe



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### Logement énergivore

### Faible émission de GES



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### Forte émission de GES

## NOTICE

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## CONTACT

Réf : A37555NT74  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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