





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

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





PROPERTY FACT FILE

REFERENCE A37555NT74

PRICE € 709,000

£ 0*

*agency fees to be paid by the seller

BEDROOM 4

BATHROOM I

ACCOMMODATION 103 m²

LAND 15 m²

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

*Price based on current exchange rate which is subject to change





- Spacious 4-bed duplex near stunning Lake Annecy
- Peaceful setting with breathtaking Alpine views
- Includes private parking & large garage
- Balcony perfect for relaxing and entertaining
- Recently renovated with high-end finishes

Discover this beautifully renovated and spacious 1030m² (1290m² 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^2 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.

The property also benefits from a spacious enclosed garage with a mezzanine for additional storage, along with a private parking space — a rare and valuable asset in the area.

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 Saisies, 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 t

STYLISH T5 DUPLEX, NEWLY RENOVATED 8 PERFECTLY PLACED BETWEEN THE ICONIC LAKESIDE TOWNS OF TALLOIRES...

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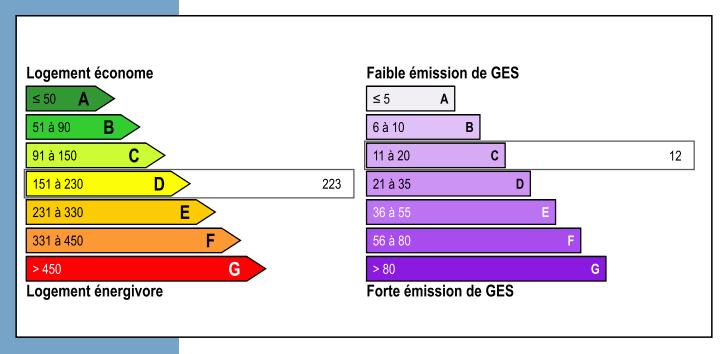


More Online:

https://leggettprestige.com/luxury-property-for-sale/view/A37555NT74 COMPLETE FILE AND PHOTO ON REQUEST STYLISH T5 DUPLEX, NEWLY RENOVATED & PERFECTLY PLACED BETWEEN THE ICONIC LAKESIDE TOWNS C TAIL OIRES 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



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CONTACT

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