





CHARMING 5-BEDROOM HOME WITH GARDEN & MOUNTAIN VIEWS IN TALLOIRES-MENTHON, NEAR LAKE, ANNECY & GENEVA

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PROPERTY FACT FILE

REFERENCE A40592NT74

PRICE € 936,000

£ 0*

*agency fees to be paid by the seller

BEDROOM 4

BATHROOM 2

ACCOMMODATION 172 m²

LAND 315 m²

TOWN Menthon-Saint-Bernard

DEPARTMENT

LOCATION Close to golf course

TYPE Maison de Vacances, House,

Family Home

CONDITION Good condition

FEATURES Lake, Close to golf course, Close

to ski resort

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





- Character home with spacious bright rooms
- Prime location between Talloires & Menthon
- Recently modernised with timeless charm
- Private garden, carport & ample storage
- Gateway to lake, Alps & Geneva access

MOUNTAIN VIEWS IN TALLOIRES-MENTHON, NEAR LAKE, ANNECY & GEN...

CHARMING 5-BEDROOM

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Discover this charming five-bedroom home offering a harmonious blend of period character and modern comfort, with generous, beautifully proportioned rooms and an effortless flow across 171.7 m² Loi Carrez (200 m² total floor space). Bright, inviting interiors open onto a private garden, while thoughtful updates improve day-to-day

DESCRIPTION

Built in 1899 as part of a traditional Savoyard farmhouse, this beautifully balanced five-bedroom home combines historical charm with recent modernisation, creating a warm and comfortable living environment ideally suited to modern family life or a refined secondary residence.

The 171.74 m² interior (200.05 m² total floor area excluding the annex) is defined by its exceptional flow and large, naturally bright rooms. On the ground floor, a spacious living and dining area opens seamlessly into a generous fitted kitchen — the welcoming heart of the home, perfect for gatherings and relaxed everyday living — complete with a wood burner adding warmth and ambience. Wide openings and well-proportioned spaces give the layout an intuitive, elegant rhythm.

The upper floors offer five comfortable bedrooms, including a bright parent suite, and a charming bedroom with an elevated mezzanine level — an ideal children's hideaway, reading nook, or creative space accessed directly from the bedroom. Currently used as a home office, this room also provides an excellent setup for remote work or running a small business.

Practicality is equally well considered. The property includes a private garden ideal for outdoor dining or children's play, a large carport with useful storage, and a 9 m² external annex/cabanon for equipment or seasonal items. Although part of an attached former farmhouse, the home retains a strong sense of privacy thanks to its layout and orientation.

The locati...







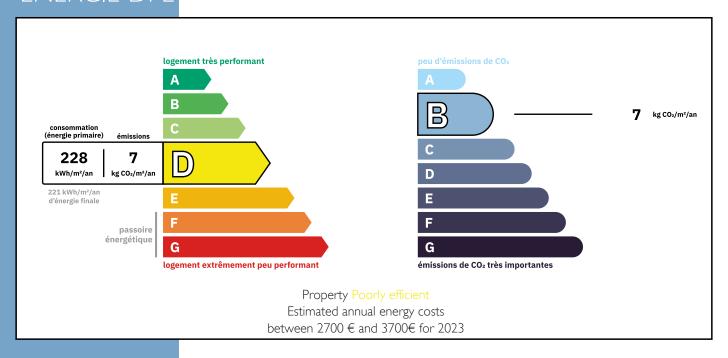
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HOME WITH GARDEN &
MOUNTAIN VIEWS IN
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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

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ENERGIE-DPE



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CONTACT

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