

RENOVATED 4-BED ALPINE HOUSE WITH PANORAMIC VIEWS, VAST FLOOR SPACE & 78 M² ATTIC NEAR LAKE ANNECY

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PROPERTY FACT FILE

REFERENCE	A42264NT74
PRICE	€ 619,000 £ 0* *agency fees to be paid by the seller
BEDROOM	4
BATHROOM	1
ACCOMMODATION	136 m²
LAND	733 m²
TOWN	Talloires-Montmin
DEPARTMENT	
LOCATION	Ski
TYPE	Maison de Vacances, House, Family Home
CONDITION	Good condition
FEATURES	Garage, Close to ski resort, Business potential

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





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- Renovated 4-bed home in stunning Alpine setting
- 345 m² total floor area with vast utility space
- 78 m² attic ready for conversion or apartment
- Large garage, parking & village centre setting
- Peaceful location with quick access to Lake Annecy

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Discover this beautifully renovated historic 4 bed house in the heart of Montmin, offering an exceptional 345 m² of total floor area (136 m² Loi Carrez / habitable), including extensive utility areas and a 78 m² attic (combles) with outstanding development potential.



DESCRIPTION

This characterful historic home has been thoughtfully renovated to a high standard in recent years, blending its original architectural charm with modern comfort, generous proportions, and energy efficiency. With its scale, layout and extensive usable space, this four-bedroom house is ideally suited as a comfortable family home or a spacious main residence, while also offering the flexibility to serve as a second home for those looking to enjoy the exceptional surrounding environment.



Beyond the habitable space, the property truly stands out for its exceptional volumes. With over 180 m² of utility and annex space, including a large garage, laundry room, cellar and technical areas, it offers a level of flexibility rarely found in village properties. The 78 m² attic presents a remarkable opportunity, being ideal for the creation of a parental suite, additional living space, or even a self-contained apartment with independent access — allowing for rental or professional use.

Located in the sought-after village of Montmin, within the commune of Talloires-Montmin, the setting is both peaceful and spectacular. Surrounded by Alpine scenery, the house enjoys fast access towards Lake Annecy via the Col de la Forclaz to Talloires, Menthon-Saint-Bernard, Annecy and Geneva, as well as via the Doussard / Faverges axis toward Albertville and the nearby ski resorts. World-class outdoor activities are quite literally on the doorstep, including hiking, paragliding, lake sports, cycling,...



More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A42264NT74

COMPLETE FILE AND PHOTO ON REQUEST

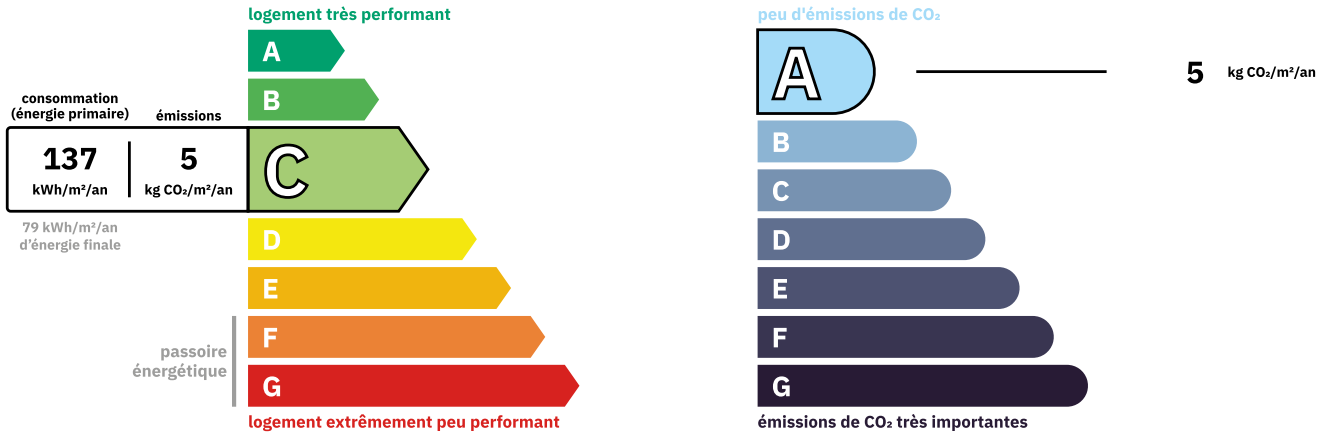
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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

ENERGIE-DPE



Property Moderatly efficient
Estimated annual energy costs
between 1720 € and 2400€ for 2023

NOTICE

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

1: Quoted prices are subject to fluctuations in exchangerates. 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.

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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

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FILE COMPLETE AND PHOTOS ON REQUEST

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