

Renovated 4-bed Alpine house with panoramic views, vast floor space & 78 m² attic near Lake Annecy

INFORMATION

Town:	Talloires-Montmin
Department:	Haute-Savoie
Bed:	4
Bath:	1
Floor:	136 m2
Plot Size:	733 m2

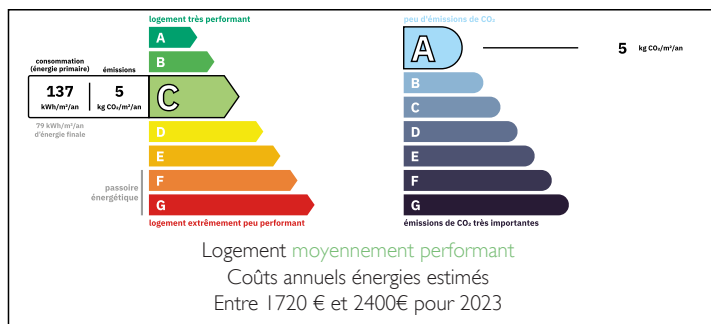
IN BRIEF

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.

Set in an idyllic Alpine village with panoramic views across the surrounding mountains, the property enjoys quick access to Lake Annecy, Annecy, Geneva and major ski resorts, offering a rare combination of peace, space and year-round lifestyle opportunities.

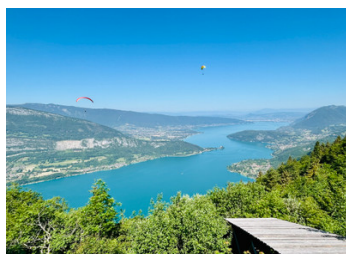


ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



LOCAL TAXES

Taxe foncière: 566 EUR

NOTES

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, skiing and year-round mountain pursuits.

This is a rare opportunity to acquire a substantial, beautifully renovated property in one of the most picturesque...