

Land 843m2 with planning permission granted for designer house, 291m2 surface de plancher 253m2 habitable.

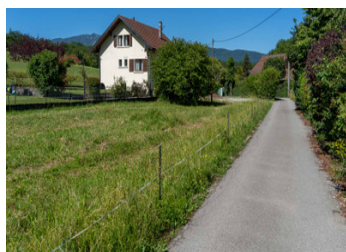


## INFORMATION

Town:	Talloires-Montmin
Department:	Haute-Savoie
Bed:	0
Bath:	0
Floor:	0 m2
Plot Size:	843 m2

## IN BRIEF

An incredible piece of land and an ideal location for building a modern family house near Lake Annecy! The land is situated close to a golf course and offers potential views towards Lake Annecy and the surrounding mountains. It's in proximity to beautiful local villages like Menthon St Bernard and Talloires, known for their attractions such as the Chateau, top hotels, restaurants, and historical landmarks.



## 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.



## DESCRIPTION

The land spans 843m<sup>2</sup> and comes with accepted planning permission for constructing a modern house. It allows for a two-story (9m maximum height) house with a potential ground floor area of 167m<sup>2</sup>, with a total of 253m<sup>2</sup> habitable space.

The area borders the Natural Reserve of the Roc de Chère, offering a scenic and protected environment. Lake Annecy nearby provides various water sports activities, while the Aravis ski stations offer both summer and winter activities in the mountains.

The location is convenient, with the historical town of Annecy just a 15-minute drive away. Additionally, there are ample opportunities for outdoor activities both on and off the water due to the proximity to the lake and the mountains.

Overall, this is a prime location with a perfect blend of natural beauty, proximity to amenities, and opportunities for various recreational activities throughout the year.

-----

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

## NOTES