



ANTHY-SUR-LÉMAN - VILLA OF 261 SQ.M - LAND OF 3 157 SQ.M - 4 BEDROOMS



SELLING PRICE : 3 200 000 €

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1 PLACE DU PORT
74500 EVIAN-LES-BAINS



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NON-CONTRACTUAL INFORMATION

PARIS - GENEVA - LONDON - MOSCOW - NEW YORK - MIAMI - ST BARTH - DEAUVILLE - BASQUE COAST - FRENCH COUNTRYSIDE -
ARCACHON BAY - PERIGORD - PROVENCE - FRENCH RIVIERA - SAINT TROPEZ - CORSICA - COURCHEVEL - MEGEVE

DESCRIPTION

Anthy-sur-Léman. This waterfront villa is located very close to Thonon-les-Bains and benefits from a plot of 3 157 sq.m. On the ground floor, there is access to a kitchen and an adjoining pantry. Then we go to the living room with its wood stove and to the dining room with its very high ceiling and opening onto a warm terrace equipped with a fireplace and a jacuzzi. At this same level, we discover a master suite with a bathroom equipped with a shower and a bathtub.

Upstairs, three beautiful bedrooms complete the sleeping area as well as a bathroom and an office.

In the basement, there is a 37 sq.m studio with a private entrance and a private terrace overlooking Lake Geneva.

A double garage, 2 cellars including one vaulted serving as a tasting area, a laundry room, a garden shed and a private dock complete this property.

CARACTÉRISTIQUES

Accommodation type :	House / Villa	Fees :	-	Living area :	261 m ²
Land area (m2) :	3,157 m ²	room number :	6	Bedrooms :	5
Monthly charges :	-	Balcony Surface :	-	Lift :	No
Location :	No	Swimming pool :	No	Energy assessment :	C
Gaz consumption assessment :	B	Number of lots :	-	Fees chargeable :	Seller
Terms tenant loads :	-				

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