



Anthy-sur-Léman - Traditional house - Swimming pool - Land of 1 097 sqm - 4 bedrooms

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SELLING PRICE : €680,000

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SOLE AGENCY

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74200 Thonon-Les-Bains



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1 place du port  
74500 Evian-Les-Bains

## DESCRIPTION

EXCLUSIVE RIGHTS - Heights of Anthy-sur-léman. Quietly located, close to Thonon-les-Bains, this single storey house of approximately 110 sqm benefits from land of 1 097 sqm with two terraces

The bright living room offers a living room with a wood stove, a dining room, a separate kitchen and an office opening onto one of the terraces.

The night area offers 3 bedrooms and a bathroom.

the basement consists of a garage, a cellar and a fitted workshop.

Outside, a swimming pool, a garden shed, a carport and several parking spaces complete this property.

# FEATURES

Type de bien:	House	Surface:	110.0 m <sup>2</sup>	Terrain:	1097.0 m <sup>2</sup>
Charges:	-	Périodicité des charges:	-	Ascenseur:	-
Piscine:	-	Nombre de lots:	-	Taxe foncière:	€1,587.00
Parking:	-	Compléments de loyer:	-	NB de pièces:	6 rooms
NB de chambres:	4 bedrooms	Honoraire à la charge:	from the seller		

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : [www.georisques.gouv.fr](http://www.georisques.gouv.fr)

## ENERGY PERFORMANCE DIAGNOSTIC

Diagnostic de performance énergétique (DPE) : D 220kWh/m<sup>2</sup>.year

Indice d'émission de gaz à effet de serre (GES) : B kg CO<sub>2</sub>/m<sup>2</sup>.an

Estimated amount of annual energy expenditure for standard use:  
entre \$1,470.00 et \$2,030.00

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