



Village house - Anthy-sur-Leman - 4 bedrooms - Garden

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SELLING PRICE : Sold

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2 Square Aristide Briand  
74200 Thonon-Les-Bains



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[leman@barnes-international.com](mailto:leman@barnes-international.com)

1 place du port  
74500 Evian-Les-Bains

## DESCRIPTION

In the heart of the village and a few steps from the beach, discover this renovated village house in a style combining the old charm of the building and contemporary interior design.

This beautiful house of 130 sq. m is composed of a living room open to the fitted kitchen, all giving direct access to the beautifully landscaped garden of nearly 170 sq. m.

This main level also offers a powder room.

The 1st floor serves 2 bedrooms and a bathroom.

The last level has 2 beautiful bedrooms.

An outbuilding to convert will allow you to consider a workshop.

Two parking spaces complete this charming house.

# FEATURES

Type de bien:	House	Surface:	130.0 m <sup>2</sup>	Terrain:	170.0 m <sup>2</sup>
Charges:	-	Périodicité des charges:	-	Ascenseur:	-
Piscine:	-	Nombre de lots:	-	Taxe foncière:	€615.00
Parking:	-	Compléments de loyer:	-	NB de pièces:	5 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 222kWh/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 \$1,610.00 et \$2,230.00

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