



Anthy-sur-Léman - House with a view of Lake Geneva - Swimming pool - 4 bedrooms



SELLING PRICE : Sold

EMAIL : LEMAN@BARNES-INTERNATIONAL.COM

SOLE AGENCY

2 Square Aristide Briand
74200 Thonon-Les-Bains



PHONE : 04 50 26 26 26
leman@barnes-international.com

1 place du port
74500 Evian-Les-Bains

DESCRIPTION

EXCLUSIVE RIGHTS - Near Thonon-les-Bains, this beautiful house located in a quiet cul-de-sac, offers a large living room of 61 sq.m facing Lake Geneva with a fireplace and an Italian "Boffi" kitchen with its central island. On the ground floor, there is a master bedroom with dressing room and a bathroom. All the living rooms open onto a large 100 sq.m terrace facing north-west and its heated salt swimming pool, facing the lake, and with a view of the bay of Yvoire. This relaxation area is ideal for your aperitifs and dinners, it offers you a breathtaking view of the sunset. Upstairs the house offers 3 bedrooms, a very nice bathroom, an office opening onto the cathedral living room and a gym facing the lake. A building permit for the construction of a fifth bedroom has been approved. A full basement with a garage for 3 cars, a storage space and a cellar complete this property of very good quality.

FEATURES

Type de bien:	House	Surface:	169.12 m ²	Terrain:	1431.0 m ²
Charges:	-	Périodicité des charges:	-	Ascenseur:	-
Piscine:	-	Nombre de lots:	-	Taxe foncière:	€1,781.00
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

ENERGY PERFORMANCE DIAGNOSTIC

Diagnostic de performance énergétique (DPE) : C 143kWh/m².year

Indice d'émission de gaz à effet de serre (GES) : C kg CO₂/m².an

Estimated amount of annual energy expenditure for standard use:
entre \$1,580.00 et \$2,190.00

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