



Anthy-sur-Léman - House of 174 sq.m - Lake view - Land of 2 376 sq.m - 5 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, in a quiet and residential area of Anthy-sur-Léman, this beautiful architect's house will seduce you, and the necessary refreshments will allow you to make it your own.

On the living floor, the large living room, dining room and kitchen open onto covered terraces, inviting you to enjoy the views and the protected exterior.

On the first floor, the sleeping area offers 4 bedrooms, including a master suite with a private bathroom, plenty of storage space and a mezzanine office area. 2 other bedrooms share a common bathroom and the last bedroom also benefits from a shower room.

The full basement, with its large spaces, including a bedroom with a water point, a garage, a cellar and an outbuilding, also offers many possibilities and brings the total surface area of the house to 299 sq.m.

The vast landscaped grounds and the terraces with double orientation, North-South, offer you many lake views and charming spaces for nice evenings with friends or family.

Excessive energy consumption in the home.

FEATURES

Type de bien:	House	Surface:	174.46 m ²	Terrain:	2376.0 m ²
Charges:	-	Périodicité des charges:	-	Ascenseur:	-
Piscine:	-	Nombre de lots:	-	Taxe foncière:	€1,422.00
Parking:	-	Compléments de loyer:	-	NB de pièces:	10 rooms
NB de chambres:	5 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) : F 405kWh/m².year

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

High energy consumption

Estimated amount of annual energy expenditure for standard use:
entre \$4,200.00 et \$5,750.00

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