



Anthy-sur-Léman - Waterfront Property - Land of 3 157 sq.m - A studio and 4 bedrooms



SELLING PRICE : Sold

EMAIL : LEMAN@BARNES-INTERNATIONAL.COM

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

Have you heard about Lake Geneva? If you allowed yourself to live there less than an hour from Geneva International Airport?

Discover this splendid, exceptional property with its direct access to Lake Geneva.

At the end of the 3,157 sq. m land, with a garden shed and a jacuzzi, you will enjoy a private pontoon which will allow you to moor your boat and set off on a trip to Switzerland.

This wonderful property offers an exceptional location and its rarity makes it an exceptional property. With its position overlooking the lake, the house reflects the charm and elegance of this idyllic setting.

The main villa of nearly 260 sq. m offers exceptional ceiling height, which gives the living room a majestic character. The fireplace lets you imagine winter by the fireside.

Access to the terrace reminds you of the magic of being "waterfront".

The comfort of the 4 bedrooms and the composition of the spaces allow you to live in total tranquility.

The house also offers two wine cellars, one of which is vaulted with a tasting area for your moments of sharing and conviviality.

Your guests will be delighted to stay in an independent apartment with a private terrace and direct access to Lake Geneva.

Come and discover this unique haven of happiness, between lake and mountain.

FEATURES

Type de bien:	House	Surface:	-	Terrain:	3157.0 m ²
Charges:	-	Périodicité des charges:	-	Ascenseur:	-
Piscine:	-	Nombre de lots:	-	Taxe foncière:	€3,154.00
Parking:	-	Compléments de loyer:	-	NB de pièces:	6 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) : C 147kWh/m².year

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

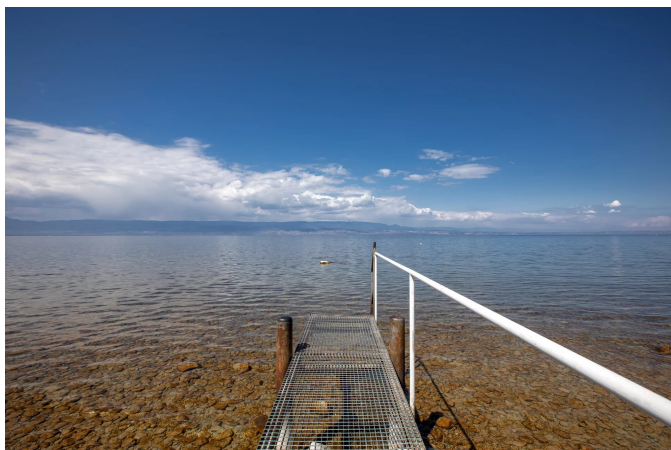
Estimated amount of annual energy expenditure for standard use:
entre \$2,185.00 et \$2,185.00

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