



Armoy - Villa of 223 sq.m - Panoramic Lake Geneva view - 4 bedrooms

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SELLING PRICE : Sold

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SOLE AGENCY

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2 Square Aristide Briand  
74200 Thonon-Les-Bains



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1 place du port  
74500 Evian-Les-Bains

## DESCRIPTION

**EXCLUSIVE RIGHTS** - Located 5 minutes from Thonon-les-Bains, this magnificent house by architect DAGNAUX is built on a plot of 2,471 sq.m nicely planted with trees. The villa is thought out and designed so that Lake Geneva is totally in the spotlight. The exception is a totally mastered environmental framework in order to preserve a certain tranquility; the ground detached against the bottom of 8,751 sq.m and moreover not constructible. The terraces allow you to enjoy both the rising and the setting sun. A judiciously exposed swimming pool sublimates the whole. The villa offers you a large entrance hall, an office that can be converted into a bedroom, a living room of over 90 sq.m and a patio. The sleeping area has 3 bedrooms, 2 bathrooms and 1 shower room. The basement consists of 3 garages, a workshop, cellars and a wine cellar.

# FEATURES

Type de bien:	House	Surface:	223.0 m <sup>2</sup>	Terrain:	2471.0 m <sup>2</sup>
Charges:	-	Périodicité des charges:	-	Ascenseur:	-
Piscine:	-	Nombre de lots:	-	Taxe foncière:	€2,492.00
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 190kWh/m<sup>2</sup>.year

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

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