



Ballaisson - Villa of 205 sqm - Ground of 2 010 sqm - 4 bedrooms



SELLING PRICE : €1,575,000

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2 Square Aristide Briand
74200 Thonon-Les-Bains



PHONE : 04 50 26 26 26
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1 place du port
74500 Evian-Les-Bains

DESCRIPTION

BALLAISON. In a quiet and residential area, located 15 minutes from the Swiss border, this architect-designed villa is nestled in the middle of vineyards and nature.

With an area of approximately 205 sqm, it is surrounded by 2,010 sqm of nicely wooded garden and enjoys a view of Lake Geneva and the Jura.

On the ground floor, an entrance hall gives access to the kitchen and the living room bathed in light opening onto the wooded park and a beautiful swimming pool surrounded by a tiled terrace. On this same level, you will enjoy a beautiful master suite with its large bathroom.

A large mezzanine will allow you to imagine a work or leisure space.

Upstairs, we discover a master suite with its bathroom as well as two bedrooms and a bathroom. A large games room completes this level.

On the garden level, a laundry room and a storeroom complete this family villa.

FEATURES

Type de bien:	House	Surface:	-	Terrain:	2010.0 m ²
Charges:	-	Périodicité des charges:	-	Ascenseur:	-
Piscine:	-	Nombre de lots:	-	Taxe foncière:	€1,716.00
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 134kWh/m².year

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

Estimated amount of annual energy expenditure for standard use:
entre \$2,460.00 et \$2,700.00

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