



Bernex - Authentic stone farmhouse partially renovated - Land of 4 916 sqm -
Many bedrooms



SELLING PRICE : €1,100,000

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SOLE AGENCY

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

EXCLUSIVE RIGHTS - 15 minutes from Évian-les-Bains and less than 200 m from the start of the ski slopes, this property is built on flat land of 4 916 sqm.

Facing south, the farmhouse, partially renovated in 2018, benefits from a panoramic view of the surrounding mountains.

The renovation was carried out with quality materials while respecting local traditions.

On the ground floor, there is a T3 apartment with the possibility of extension.

On the 1st floor, the farm offers a living room of approximately 40 sqm with a fireplace opening onto a balcony as well as direct access to the garden. A fitted kitchen, a dining room with a fireplace, a laundry room, two multi-use rooms with a shower room complete this level.

On the 2nd floor, the sleeping area has 3 bedrooms, a bathroom and a shower room.

The property is bordered by a stream to the south which gives character to this real estate complex.

An outbuilding, in the old sawmill, offers several possibilities: apartments for rental, or artists' studio with an exhibition room, etc.

The land allows for adding buildings; this real estate property is ideal for investors.

FEATURES

Type de bien:	House	Surface:	456.04 m ²	Terrain:	4916.0 m ²
Charges:	-	Périodicité des charges:	-	Ascenseur:	-
Piscine:	-	Nombre de lots:	-	Taxe foncière:	€2,017.00
Parking:	-	Compléments de loyer:	-	NB de pièces:	10 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) : E 345kWh/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 \$3,730.00 et \$5,140.00

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