



Bernex - Partially renovated house - 2 floors to create with potential.

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SELLING PRICE : €1,108,000

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2 Square Aristide Briand  
74200 Thonon-Les-Bains



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[leman@barnes-international.com](mailto:leman@barnes-international.com)

1 place du port  
74500 Evian-Les-Bains

## DESCRIPTION

Located 15 minutes from Évian-les-Bains, close to the ski slopes of the family resort, this old farm offers you an open view of the surrounding mountains.

The ground floor is accessed through the living room with a wood stove, then to the dining room bathed in light, facing east. The kitchen is adjoining and has an exterior exit to the south. A bedroom with dressing room and a bathroom complete this level of approximately 90 sq.m, recently renovated with eco-responsible materials.

A staircase in the living room distributes two other levels of the same surface area with the possibility of creating 2 apartments on each level, on the 1st and 2nd floor. Water and electrical connections are provided as well as an exterior staircase.

A terrace, a laundry room, a mazot complete this property with a total surface area of approximately 270 sq.m.

# FEATURES

Type de bien:	House	Surface:	92.93 m <sup>2</sup>	Terrain:	2640.0 m <sup>2</sup>
Charges:	-	Périodicité des charges:	-	Ascenseur:	-
Piscine:	-	Nombre de lots:	-	Taxe foncière:	€1,332.00
Parking:	-	Compléments de loyer:	-	NB de pièces:	-
NB de chambres:	1 bedroom	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) : B 101kWh/m<sup>2</sup>.year

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

Estimated amount of annual energy expenditure for standard use:  
entre \$490.00 et \$740.00

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