



Brenthonne - Quiet and residential area - Architect house of 176 sqm - Land 850 sqm - 3 bedrooms



SELLING PRICE : Sold

EMAIL : LEMAN@BARNES-INTERNATIONAL.COM

SOLE AGENCY

2 Square Aristide Briand
74200 Thonon-Les-Bains



PHONE : +33450262626
leman@barnes-international.com

1 place du port
74500 Evian-Les-Bains

DESCRIPTION

EXCLUSIVE RIGHTS - BRENTHONNE. Located in a quiet and residential area in the town of Brenthonne, this 176 sqm architect-designed house is 20 minutes from the Swiss border.

This contemporary house opens onto an entrance leading to a large living room of 70 sqm with a living room equipped with a fireplace, a dining room, a modern and equipped kitchen. This living room opens onto a large south-facing terrace.

The sleeping area offers 3 bedrooms including a master suite with its bathroom and dressing room as well as an additional shower room.

An office that can easily be transformed into a bedroom.

A flat, wooded garden of 850 sqm.

A basement, a pantry, a laundry room and a cellar complete this architect-designed house.

A permit for a double garage has been accepted.

FEATURES

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|-----------------|------------|--------------------------|----------------------|----------------|----------------------|
| Type de bien: | House | Surface: | 176.0 m ² | Terrain: | 850.0 m ² |
| Charges: | - | Périodicité des charges: | - | Ascenseur: | - |
| Piscine: | - | Nombre de lots: | - | Taxe foncière: | €1,396.00 |
| Parking: | - | Compléments de loyer: | - | NB de pièces: | 5 rooms |
| NB de chambres: | 3 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) : A 67kWh/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 \$920.00 et \$1,290.00

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