



Cervens - Quiet and residential area - Family house of 264 sqm with view of the lake - Land of 1 500 sqm - 4 Bedrooms - An independant flat

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SELLING PRICE : €995,000

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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

CERVENS. Located in a quiet and residential area on the heights of Cervens, this 264 sqm family home is 25 minutes from the Swiss border.

The ground floor consists of a living room including: a living room and its wood stove which offers a clear view of Lake Geneva, a dining room opening onto an equipped kitchen.

This large living room opens onto a terrace leading to the swimming pool.

The main level also serves a bedroom and a bathroom.

On the 1st floor you will find 3 bedrooms, one of which has its mezzanine as well as two bathrooms.

A flat, wooded garden of 1 500 sqm offers a heated swimming pool facing south-west as well as a large terrace.

An independent studio of more than 40 sqm, a double garage and numerous outdoor parking spaces complete this property.

## FEATURES

Type de bien:	House	Surface:	264.0 m <sup>2</sup>	Terrain:	1500.0 m <sup>2</sup>
Charges:	€3,244.00	Périodicité des charges:	-	Ascenseur:	-
Piscine:	-	Nombre de lots:	-	Taxe foncière:	€1,537.00
Parking:	-	Compléments de loyer:	-	NB de pièces:	6 rooms
NB de chambres:	5 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) : C 172kWh/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 \$1,930.00 et \$2,650.00

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