



EXCLUSIVE RIGHTS - CHENS SUR LEMAN - 154 SQ. M ARCHITECT DESIGNED
VILLA - 1100 SQ. M GROUNDS - 4 BEDROOMS - SWIMMING POOL



SELLING PRICE : Sold

EMAIL : LEMAN@BARNES-INTERNATIONAL.COM

SOLE AGENCY

2 Square Aristide Briand
74200 Thonon-Les-Bains



PHONE : 04 50 26 26 26
leman@barnes-international.com

1 place du port
74500 Evian-Les-Bains

DESCRIPTION

EXCLUSIVE RIGHTS - CHENS SUR LEMAN Villa of recent architect of 150 sq. m built on a flat ground of 1100 sq. m in bottom of impasse. This beautiful house near the Geneva border has a large reception room of 60 sq. m and a beautiful modern fitted kitchen and laundry. The ground floor also has a nice bedroom, a shower room and direct access to the garden. Upstairs, this villa has a master suite with dressing room, two bedrooms, a bathroom / shower and a roof terrace. The outside benefits from many facilities such as a garage, a heated swimming pool with a safety curtain, a petanque, a pool house, a summer kitchen, an outdoor shower room and an electric gate.

FEATURES

| | | | | | |
|-----------------|------------|--------------------------|----------------------|----------------|-----------|
| Type de bien: | House | Surface: | 150.0 m ² | Terrain: | - |
| Charges: | - | Périodicité des charges: | €0.00 | Ascenseur: | - |
| Piscine: | - | Nombre de lots: | - | Taxe foncière: | €1,603.00 |
| 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) : E 272kWh/m².year

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

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