



Douvaine - 105 sqm apartment - Top floor - 2 bedrooms

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SELLING PRICE : €449,000

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SOLE AGENCY

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2 Square Aristide Briand  
74200 Thonon-Les-Bains



PHONE : +33450262626  
[leman@barnes-international.com](mailto:leman@barnes-international.com)

1 place du port  
74500 Evian-Les-Bains

## DESCRIPTION

EXCLUSIVE RIGHTS - Quiet and residential area. A stone's throw from the city center and close to the Swiss border, this type 3 apartment can be transformed into type 4 with 132 sqm of total surface area.

Located on the 3rd floor of a 2018 residence with elevator, the apartment has a well-thought-out layout; in addition, it offers exposed beams and attics.

It benefits from a 55 sqm living room, two bedrooms, a bathroom and a shower room.

A 20 sqm south-west facing terrace and a garage complete this property.

# FEATURES

Type de bien:	Apartment	Surface:	105.15 m <sup>2</sup>	Terrain:	-
Charges:	€2,116.00	Périodicité des charges:	€0.00	Ascenseur:	Yes
Piscine:	-	Nombre de lots:	285	Taxe foncière:	€1,194.00
Parking:	-	Compléments de loyer:	-	NB de pièces:	4 rooms
NB de chambres:	2 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) : B 84kWh/m<sup>2</sup>.year

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

Estimated amount of annual energy expenditure for standard use:  
entre \$710.00 et \$1,010.00

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