



Évian-les-Bains - Apartment of 112 sq.m on the 3rd floor - Panoramic view of the lake - 3 bedrooms

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SELLING PRICE : €500,000

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SOLE AGENCY

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1 place du port  
74500 Evian-Les-Bains

## DESCRIPTION

**EXCLUSIVE RIGHTS** - City centre. Ideally located close to all amenities, including the train station, landing stage, swimming pool and pedestrian streets, this character flat is sure to please.

This T4 flat is on the 3rd floor of a residence with lift; it has a panoramic view of Lake Geneva and a 4,70 metre balcony.

It has 112 sq.m of living space, with a bright living-dining room thanks to three French windows facing the lake, and a south-facing kitchen.

The sleeping area comprises 3 bedrooms, one south-facing, one south-east-facing and the 3rd east-facing.

A lock-up garage, an attractive cellar and a comfortable utility room on the 4th floor, facing the lake and accessible by lift, give this property added appeal.

# FEATURES

Type de bien:	Apartment	Surface:	112.85 m <sup>2</sup>	Terrain:	-
Charges:	€3,544.00	Périodicité des charges:	€0.00	Ascenseur:	Yes
Piscine:	-	Nombre de lots:	63	Taxe foncière:	€513.00
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](http://www.georisques.gouv.fr)

## ENERGY PERFORMANCE DIAGNOSTIC

Diagnostic de performance énergétique (DPE) : D 195kWh/m<sup>2</sup>.year

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

Estimated amount of annual energy expenditure for standard use:  
entre \$1,220.00 et \$1,690.00

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