



Évian-les-Bains - 4-room duplex apartment - Lake view terrace - 3 bedrooms



SELLING PRICE : €895,000

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 - City center. This duplex of 137 sqm of living space offers 165 sqm of useful space; it is located on the top floor of a recent residence, close to the pier and local shops.

This apartment offers on the main level a living space opening onto a private terrace of approximately 41 sqm offering a lake view. On the same level there is a first bedroom and a bathroom. The open kitchen offers an adjoining pantry.

The first floor is dedicated to the sleeping area; it is made up of two en-suite bedrooms (one of which has a dressing room), all structured around an upstairs living room. A storage room of more than 16 sqm of useful space completes this level.

A cellar and a large garage complete this property.

FEATURES

Type de bien:	Apartment	Surface:	137.02 m ²	Terrain:	-
Charges:	€3,405.00	Périodicité des charges:	€0.00	Ascenseur:	Yes
Piscine:	-	Nombre de lots:	82	Taxe foncière:	€1,817.00
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) : B 75kWh/m².year

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

Estimated amount of annual energy expenditure for standard use:
entre \$670.00 et \$980.00

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