



Évian-les-Bains - Apartment of 156 sqm - Terrace - Panoramic view of Lake Geneva - Garage - 3 bedrooms

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SELLING PRICE : €950,000

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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

Located in the city center of Évian-les-Bains and near the pier, in a popular residence, this 156 sqm apartment on a high floor benefits from a beautiful panoramic view of the lake.

The flat comprises an entrance hall, a large, bright 56 sqm living room, a kitchen, a hallway leading to 3 bedrooms, a bathroom and a shower room.

The 79 sqm terrace has different orientations, so you can enjoy the sunshine all day long.

For your convenience, the flat has a garage, cellar and overhead parking.

# FEATURES

Type de bien:	Apartment	Surface:	156.86 m <sup>2</sup>	Terrain:	-
Charges:	€3,265.00	Périodicité des charges:	€0.00	Ascenseur:	Yes
Piscine:	-	Nombre de lots:	147	Taxe foncière:	€1,154.00
Parking:	-	Compléments de loyer:	-	NB de pièces:	4 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 191kWh/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 \$1,990.00 et \$1,990.00

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