



Évian-les-Bains - Apartment/villa of 196 m² in triplex - On the golf course - Lake view



SELLING PRICE : Sold

EMAIL : LEMAN@BARNES-INTERNATIONAL.COM

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

Evian-les-Bains golf course. In a beautiful luxury residence with swimming pool in joint ownership, discover this apartment-villa in triplex of 196 m².

Located on the Evian golf course and enjoying a panoramic view of Lake Geneva and the Swiss mountains, it is composed of an entrance hall, a large living room of around 60 m², a fitted kitchen with central island, 4 bedrooms, a bathroom and 2 shower rooms.

Its terraces without any vis-à-vis, benefit from a wide panorama on the course, the lake and the mountains.

Many benefits, air conditioning, central vacuum, burglar-proof glazing, electric shutters etc. as well as a large dressing room, a sauna, a laundry room and an air-conditioned wine cellar complete this property, sold with a garage-box and plenty of storage.

FEATURES

Type de bien:	Apartment	Surface:	196.77 m ²	Terrain:	-
Charges:	€4,631.00	Périodicité des charges:	€0.00	Ascenseur:	-
Piscine:	-	Nombre de lots:	55	Taxe foncière:	€1,061.00
Parking:	-	Compléments de loyer:	-	NB de pièces:	7 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) : D 240kWh/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 \$2,550.00 et \$3,490.00

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