



Évian-les-Bains - 231sq.m apartment - Panoramic lake view - 125 sq.m terrace -  
3 bedrooms

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SELLING PRICE : €1,550,000

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SOLE AGENCY

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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

**EXCLUSIVE RIGHTS** - In a luxury residence with concierge, this 231 sq.m apartment enjoys a panoramic view of Lake Geneva; its location makes it a unique and popular place. Its 125 sq.m terrace bathed in sunlight is an invitation to relax and contemplate sumptuous sunsets.

The apartment consists of a large entrance hall, a double reception room, a kitchen opening onto the dining room.

A corridor leads to 3 bedrooms, one of which is a suite with jacuzzi and sauna, and 2 other bathrooms.

For your comfort, the apartment offers a double garage, an underground parking space, an aerial parking space and two large cellars.

# FEATURES

Type de bien:	Apartment	Surface:	231.68 m <sup>2</sup>	Terrain:	-
Charges:	€10,000.00	Périodicité des charges:	€0.00	Ascenseur:	Yes
Piscine:	-	Nombre de lots:	105	Taxe foncière:	-
Parking:	-	Compléments de loyer:	-	NB de pièces:	6 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 227kWh/m<sup>2</sup>.year

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

Estimated amount of annual energy expenditure for standard use:  
entre \$3,120.00 et \$4,290.00

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