



Évian-les-Bains - City center - High standing apartment of 279 sqm - View of Lake Geneva - 3 suites

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SELLING PRICE : €1,890,000

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2 Square Aristide Briand  
74200 Thonon-Les-Bains



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[leman@barnes-international.com](mailto:leman@barnes-international.com)

1 place du port  
74500 Evian-Les-Bains

## DESCRIPTION

Downtown. This apartment is located in the heart of the prestigious Parc residence near the center of Évian-les-Bains and its pier.

This apartment has an entrance hall opening onto a living room opening onto a 68 sqm terrace, facing Lake Geneva. To the right of the living room, there is a marquetry office-library and to the left, a dining room also leads to the terrace. The adjoining 15 sqm marble kitchen is separate.

The night area includes 2 suites and a master suite of more than 30 sqm with a hammam and a private bathroom of more than 12 sqm.

2 cellars, a technical room, 1 parking space and a private box complete this property.

The apartment is sold furnished.

# FEATURES

Type de bien:	Apartment	Surface:	279.29 m <sup>2</sup>	Terrain:	-
Charges:	€12,013.39	Périodicité des charges:	€0.00	Ascenseur:	Yes
Piscine:	-	Nombre de lots:	93	Taxe foncière:	€2,218.00
Parking:	-	Compléments de loyer:	-	NB de pièces:	7 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 224kWh/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 \$3,900.00 et \$3,900.00

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