



Évian-les-Bains - Apartment of 47 sq.m - Lake Geneva view - Garage - 1 bedroom



SELLING PRICE : Sold

EMAIL : LEMAN@BARNES-INTERNATIONAL.COM

SOLE AGENCY

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

EXCLUSIVE RIGHTS - In the residential and historic district of Les Grottes. This apartment enjoys a very quiet environment, just 10 minutes walk from the pier for Switzerland and just a few steps from the port and the beaches.

It has 47.65 sq.m of living space and 69 sq.m of useful space. Located on the 2nd and last floor without elevator of a building from the 1940s, condominium with only 4 apartments.

The apartment is composed of an entrance, a living room with balcony, offering a very beautiful view of Lake Geneva and Lausanne. A south-facing fitted kitchen overlooks a garden. A large, bright bedroom faces east and has a bathroom with bathtub.

A cellar and a large garage complete the advantages of this apartment without work, ideal for investment.

FEATURES

Type de bien:	Apartment	Surface:	47.65 m ²	Terrain:	-
Charges:	€210.00	Périodicité des charges:	€0.00	Ascenseur:	-
Piscine:	-	Nombre de lots:	12	Taxe foncière:	-
Parking:	-	Compléments de loyer:	-	NB de pièces:	2 rooms
NB de chambres:	1 bedroom	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) : E 284kWh/m².year

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

Estimated amount of annual energy expenditure for standard use:
entre \$1,028.00 et \$1,028.00

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