



Évian-les-Bains - 70 sq.m apartment - Lake view - 2 bedrooms

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SELLING PRICE : €398,000

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EMAIL : [LEMAN@BARNES-INTERNATIONAL.COM](mailto:LEMAN@BARNES-INTERNATIONAL.COM)

SOLE AGENCY

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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

**EXCLUSIVE RIGHTS.** In the town of Évian-les-Bains, this T3 apartment with a surface area of 70m<sup>2</sup> of living space, benefits from a terrace and a balcony with a view of Lake Geneva and the mountains.

Only a few minutes on foot or by transport from the train station, the landing stage and the city center, it is located close to the college's sports infrastructure and primary and nursery schools.

Located on the 3rd floor of a 2004 residence with elevator, it offers an entrance with cupboards, a kitchen opening onto a large living room with lake view, with access to a terrace and a balcony. Two east-facing bedrooms, as well as a bathroom with walk-in shower, complete this coherent plan.

In the private enclosure of the building on the ground floor, a large box allows you to park a car and store numerous belongings.

# FEATURES

Type de bien:	Apartment	Surface:	70.79 m <sup>2</sup>	Terrain:	-
Charges:	€1,838.00	Périodicité des charges:	€0.00	Ascenseur:	Yes
Piscine:	-	Nombre de lots:	38	Taxe foncière:	€1,004.00
Parking:	-	Compléments de loyer:	-	NB de pièces:	3 rooms
NB de chambres:	2 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 212kWh/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 \$980.00 et \$1,390.00

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