



Évian-les-Bains - Chalet of 100 sq.m on a plot of 1312 sq.m - Panoramic view of Lake Geneva - 2 bedrooms



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 - On the outskirts of the quiet district of Mateirons and enjoying an exceptional panoramic view of Lake Geneva, discover this renovated chalet of 100 sq.m, built in 1965, on an enclosed and tree-lined plot of 1312 sq.m entirely constructible.

This chalet is built on 2 levels; on the main level, an entrance gives access to the living room facing the lake with a lounge, fireplace and dining room in the solarium. The kitchen opens onto a shaded terrace. A bedroom and a bathroom complete this level.

Upstairs, there is a sleeping area then a bedroom in a row on the lake side, a bathroom and an attic.

The basement includes a garage for 2 vehicles, a workshop-boiler room and a cellar.

FEATURES

Type de bien:	Chalet	Surface:	100.34 m ²	Terrain:	1312.0 m ²
Charges:	-	Périodicité des charges:	-	Ascenseur:	-
Piscine:	-	Nombre de lots:	-	Taxe foncière:	€835.00
Parking:	-	Compléments de loyer:	-	NB de pièces:	5 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

ENERGY PERFORMANCE DIAGNOSTIC

Diagnostic de performance énergétique (DPE) : E 286kWh/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 \$1,820.00 et \$2,530.00

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