



Évian-les-Bains - Traditional chalet - View of Lake Geneva - 4 bedrooms

---



SELLING PRICE : Sold

---

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

---

2 Square Aristide Briand  
74200 Thonon-Les-Bains



PHONE : 04 50 26 26 26  
[leman@barnes-international.com](mailto:leman@barnes-international.com)

1 place du port  
74500 Evian-Les-Bains

## DESCRIPTION

At the Mateirons. Located in a famous area of Évian-les-Bains, built on enclosed and wooded land of 1 356 sq.m, come and discover this chalet to be refreshed of approximately 124 sq.m.

This 3-level chalet offers you an entrance, a living room of approximately 30 sq.m with access to a terrace overlooking the lake, a kitchen and a laundry room.

The sleeping area has 4 bedrooms including one on the level of the living area, a bathroom and a shower room.

A garage in the basement of the chalet completes this property.

Excessive energy consumption.

# FEATURES

Type de bien:	House	Surface:	124.07 m <sup>2</sup>	Terrain:	1356.0 m <sup>2</sup>
Charges:	-	Périodicité des charges:	-	Ascenseur:	-
Piscine:	-	Nombre de lots:	-	Taxe foncière:	€1,174.00
Parking:	-	Compléments de loyer:	-	NB de pièces:	6 rooms
NB de chambres:	4 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) : F 418kWh/m<sup>2</sup>.year

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

High energy consumption

Estimated amount of annual energy expenditure for standard use:  
entre \$2,500.00 et \$3,460.00

---

2 Square Aristide Briand  
74200 Thonon-Les-Bains



PHONE : 04 50 26 26 26  
[leman@barnes-international.com](mailto:leman@barnes-international.com)

1 place du port  
74500 Evian-Les-Bains



2 Square Aristide Briand  
74200 Thonon-Les-Bains



PHONE : 04 50 26 26 26  
[leman@barnes-international.com](mailto:leman@barnes-international.com)

1 place du port  
74500 Evian-Les-Bains