



Évian-les-Bains - Land 2 259 sq.m - 5 rooms chalet and habitable annex



SELLING PRICE : €800,000

EMAIL : LEMAN@BARNES-INTERNATIONAL.COM

2 Square Aristide Briand
74200 Thonon-Les-Bains



PHONE : +33450262626
leman@barnes-international.com

1 place du port
74500 Evian-Les-Bains

DESCRIPTION

Located in a quiet environment, in the heart of the popular Mateirons district, come and discover this beautiful chalet with 116 m² of living space overlooking a 2,259 m² wooded park.

An annex fitted out and served with water and electricity, part of which is used as a garage/storage and laundry room, completes the family accommodation possibilities of this residence.

On the main level you will find an entrance leading to a kitchen, a living-dining room opening onto a large terrace which allows access to the garden. An office, serving as a bedroom, completes this level.

Upstairs, there are two beautiful bedrooms with lake view and access to the balcony, a bathroom.

A second office converted into a bedroom completes this sleeping area.

A rearrangement of space could allow a 3rd bedroom.

The basement is complete and has a wine cellar.

Renovation work is necessary and will allow this building with its undeniable charm to welcome you comfortably.

Housing with excessive energy consumption.

FEATURES

Type de bien:	House	Surface:	116.69 m ²	Terrain:	2259.0 m ²
Charges:	-	Périodicité des charges:	-	Ascenseur:	-
Piscine:	-	Nombre de lots:	-	Taxe foncière:	€801.00
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) : G 590kWh/m².year

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

High energy consumption

Estimated amount of annual energy expenditure for standard use:
entre \$4,100.00 et \$5,600.00

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