



Évian-les Bains - Contemporary house - Land 822 sq.m - 3 bedrooms



SELLING PRICE : Sold

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

In the Hauts d'Évian district. Very close to schools and colleges, this contemporary post-and-beam villa built in 2016 offers 133 sq.m of living space and enjoys a wide lake view.

Arranged over 2 inverted levels, on the garden level you will find 3 bedrooms, 1 bathroom and a shower room, a dressing room and storage space. Access to the garage is via the same level.

On the 1st floor, you will find a walk-through living area with an open-plan kitchen giving access to the 25 sq.m terrace, as well as a study, a mezzanine area and a shower room.

A garden shed completes this quality house, whose major assets are its light and quiet location.

FEATURES

Type de bien:	House	Surface:	133.0 m ²	Terrain:	822.0 m ²
Charges:	-	Périodicité des charges:	-	Ascenseur:	-
Piscine:	-	Nombre de lots:	-	Taxe foncière:	-
Parking:	-	Compléments de loyer:	-	NB de pièces:	5 rooms
NB de chambres:	3 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) : B 103kWh/m².year

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

Estimated amount of annual energy expenditure for standard use:
entre \$1,020.00 et \$1,410.00

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