



Féternes - House of 140 sq.m - Flat land of 1218 sq.m - Swimming pool - 4 bedrooms

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SELLING PRICE : Sold

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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 - Champanges sector. Located 10 minutes from Évian-les-Bains, this 140 sq.m house with swimming pool is built on a flat plot of 1218 sq.m. It includes an entrance hall with cupboards, a fitted kitchen, a living room opening onto the terrace and the garden. Upstairs in half level, there is a master bedroom with a bathroom. On the first floor, the night area has a total of 3 bedrooms and a bathroom. A veranda, a laundry room and a full basement with a game room, a workshop, a cellar and a technical room complete this property.

# FEATURES

Type de bien:	House	Surface:	140.0 m <sup>2</sup>	Terrain:	1218.0 m <sup>2</sup>
Charges:	-	Périodicité des charges:	-	Ascenseur:	-
Piscine:	-	Nombre de lots:	-	Taxe foncière:	€1,235.00
Parking:	-	Compléments de loyer:	-	NB de pièces:	5 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) : D 216kWh/m<sup>2</sup>.year

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

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