



EVIAN-LES-BAINS - 170 SQ. M VILLA - IN FRONT PORT - LAKE VIEW - PLOT OF 712 SQ. M - 4 BEDROOMS - GARAGE



SELLING PRICE : Sold

EMAIL : LEMAN@BARNES-INTERNATIONAL.COM

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

EVIAN-LES-BAINS. This architect-designed villa of 170 sq. m is located in a quiet residential area 100 meters away from the Evian Port and the Lemane lake and 3 minutes away from the shops, hotels and restaurants. It is bright and offers a beautiful view of the lake. This villa includes, on the ground floor, an entrance hall, a living room with double exposure and an equipped kitchen with access to a terrace by the lake as well as 2 beautiful bedrooms with shower and bath. On the first floor, there is an office/library space opened on terrace by the lake with the possibility to do 2 more bedrooms, and a big master bedroom of 35 sq. m with bathroom. A garage, a basement and an ancient glasshouse in a closed and flat garden complete this offer.

FEATURES

Type de bien:	House	Surface:	170.0 m ²	Terrain:	-
Charges:	-	Périodicité des charges:	€0.00	Ascenseur:	-
Piscine:	-	Nombre de lots:	-	Taxe foncière:	€1,150.00
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

ENERGY PERFORMANCE DIAGNOSTIC

Diagnostic de performance énergétique (DPE) : D 226kWh/m².year

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

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