



Évian-les-Bains - Recent house - Independent studio - 5 bedrooms



SELLING PRICE : €1,025,000

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SOLE AGENCY

2 Square Aristide Briand
74200 Thonon-Les-Bains



PHONE : +33450262626
leman@barnes-international.com

1 place du port
74500 Evian-Les-Bains

DESCRIPTION

EXCLUSIVE RIGHTS - Hauts des Mateirons district. Located at the end of a dead end, in the town of Évian-les-Bains, near the town center of Neuvecelle and a few minutes walk from the funicular, this recent property will seduce you.

The house of approximately 190 m², built in 2019, offers you a lake view as well as 5 bedrooms, one of which is a studio.

A specific insulation and numerous technical features will bring you very appreciable living comfort and a low consumption.

Laid out on 3 levels, you will find on the ground floor: an entrance with storage space.

A bright living space with large bay windows facing the lake is open on the kitchen. The whole gives access to the south-facing terrace and garden.

A master suite and a shower room complete this level.

On the 1st floor, you will access a lake view terrace, as well as 3 bedrooms and a bathroom.

At garden level with access from inside the house, the level serves an independent studio with shower room and kitchen space, a large room that can be used as a TV lounge, workshop or office, as well as a laundry room and storage space.

Outside, you benefit from a beautiful landscaped garden with vegetable gardens, as well as 3 outdoor parking spaces.

The installation of a car port is possible.

FEATURES

Type de bien:	House	Surface:	193.0 m ²	Terrain:	912.0 m ²
Charges:	-	Périodicité des charges:	-	Ascenseur:	-
Piscine:	-	Nombre de lots:	-	Taxe foncière:	€2,426.00
Parking:	-	Compléments de loyer:	-	NB de pièces:	7 rooms
NB de chambres:	5 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) : A 59kWh/m².year

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

Estimated amount of annual energy expenditure for standard use:
entre \$740.00 et \$1,040.00

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