



Évian-les-Bains - House with view of Lake Geneva - Garden 1 435 sq.m - 4 bedrooms



SELLING PRICE : Sold

EMAIL : LEMAN@BARNES-INTERNATIONAL.COM

SOLE AGENCY

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

EXCLUSIVE RIGHTS - In the heart of the popular Mateirons sector, a few steps from the funicular allowing you to reach the city center and the pier and only 1 km on foot from the shops of Neuvecelle, this villa will seduce you.

This beautiful house full of charm, with heated swimming pool, is located on a plot of 1 435 sq.m, with an unobstructed view of Lake Geneva.

It offers on three levels a living area of approximately 205 sq.m.

From the entrance located on the ground floor, you will access the living room with fireplace and its lounge/library, opening onto a large terrace facing the lake facing North-West.

On this same level, you will find a beautiful kitchen with open dining area, a living room with access to a south-east facing terrace, as well as a sunny veranda. A suite with its bathroom and access to a terrace completes this level.

Upstairs, there are 2 suites, one of which has a view overlooking Lake Geneva. The second faces the garden on the south side.

On the ground floor, you will find an independent room with access to the outside, which can be used as a bedroom with an adjoining shower room. There is also a laundry area, as well as a large garage and a cellar.

A garage with high ceilings for two cars and a garden shed complete this property.

FEATURES

Type de bien:	House	Surface:	204.95 m ²	Terrain:	1438.0 m ²
Charges:	-	Périodicité des charges:	-	Ascenseur:	-
Piscine:	-	Nombre de lots:	-	Taxe foncière:	€2,394.00
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) : E 282kWh/m².year

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

Estimated amount of annual energy expenditure for standard use:
entre \$3,340.00 et \$4,590.00

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