



Évian-les-Bains - Architect house of 260 sq.m - Panoramic view - Park of 1 775 sq.m - Heated swimming pool - 5 bedrooms

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SELLING PRICE : Sold

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SOLE AGENCY

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2 Square Aristide Briand  
74200 Thonon-Les-Bains



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1 place du port  
74500 Evian-Les-Bains

## DESCRIPTION

**EXCLUSIVE RIGHTS - Les Hauts d'Évian.** This magnificent house of 251 m<sup>2</sup> of living space is surrounded by a landscaped garden of 1 775 sq.m. The villa enjoys a breathtaking panoramic view of Lake Geneva and the city of Lausanne.

You enter a large, very bright living room with beautiful volumes serving as living room and dining room. The kitchen is semi-open and adds a friendly touch to this room. A pantry and a laundry room make this place also functional. At the same level, we discover a very comfortable master bedroom, a dressing room and a bathroom.

Going down a few steps; you will find two bedrooms separated by a mirrored bathroom with two further bedrooms surrounding another bathroom. Among these 4 bedrooms, 3 have a view on the lake and the 4 on the forest on the edge of the property, and they all have access to the terrace facing the lake. On the same floor, we discover a home cinema, a technical room and a storage room.

A garage attached to the house, a carport and several paved parking spaces as well as a heated swimming pool complete this property.

The house is sold furnished.

## FEATURES

Type de bien:	House	Surface:	251.4 m <sup>2</sup>	Terrain:	-
Charges:	-	Périodicité des charges:	-	Ascenseur:	-
Piscine:	-	Nombre de lots:	-	Taxe foncière:	€1,807.00
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](http://www.georisques.gouv.fr)

## ENERGY PERFORMANCE DIAGNOSTIC

Diagnostic de performance énergétique (DPE) : C 156kWh/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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