



Évian-les-Bains - Property built by famous architects - Terraces - Park of 1 707 sq.m - 7 bedrooms

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SELLING PRICE : €2,300,000

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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 - Les Mateirons.** Built in 1936, this house was designed by a Lausanne architect and was one of the first buildings in the popular Mateirons district. Restored by 2 architects and an international interior designer.

At 13 metres, the villa is the tallest in the district, with uninterrupted views of Lake Geneva and Switzerland.

Its proximity to the major hotels, tennis club, equestrian club, funicular railway and pedestrian streets makes this exceptional location an undeniable asset.

The ground floor features a large kitchen opening onto the dining room, a linen room, a study and a storeroom.

On the 1st floor, there is a large lounge with fireplace opening onto a terrace facing Lake Geneva, followed by 2 bedrooms and a shower room.

The 2nd floor comprises 3 bedrooms facing the lake and opening onto a shared terrace, a bathroom and a 6th bedroom facing south.

On the 3rd floor, the former attic has been converted into a master bedroom with a view over Lausanne from the bed.

The 4 bathrooms are in Travertine marble, the parquet floors are in solid oak and the numerous terraces make this property unique.

Nestled in parkland planted with umbrella pines and secured by an electric gate, this property has planning permission for the construction of a swimming pool and garage.

# FEATURES

Type de bien:	House	Surface:	303.68 m <sup>2</sup>	Terrain:	1707.0 m <sup>2</sup>
Charges:	-	Périodicité des charges:	-	Ascenseur:	-
Piscine:	-	Nombre de lots:	-	Taxe foncière:	-
Parking:	-	Compléments de loyer:	-	NB de pièces:	10 rooms
NB de chambres:	7 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) : E 294kWh/m<sup>2</sup>.year

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

Estimated amount of annual energy expenditure for standard use:  
entre \$5,320.00 et \$7,240.00

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