



Évian-les-Bains - Belle Époque property facing the port - Plot of 4 684 sq.m -  
Swimming pool - 6 suites

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SELLING PRICE : €6,700,000

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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** - Ideally located opposite the port of Évian-les-Bains, this 1900s property is in excellent condition, elegantly decorated while respecting the original materials. This house of character is unique thanks to its location and its refined, meticulous decoration.

Facing the lake, the property is surrounded by various structured gardens with areas for relaxing under the arbours and for contemplation. Numerous varieties of exceptional vegetation, fruit trees and scents will enchant you.

As you enter the residence, you will discover an anteroom leading to a study and adjoining lounges: the first with an ornamental fireplace leading to another large lounge facing the lake and opening onto a terrace with an imperial outside staircase. Continuing on, you will find a dining room with a children's area and a functional kitchen equipped with a modern goods lift.

An interior elevator decorated with the hall's wood panelling serves the different levels of the house.

On the 1st floor, the sleeping area offers 2 suites, one of which is a master bedroom with a boudoir, dressing room and 2 shower rooms, separated by plenty of storage space. On this level, a lounge with an ornamental fireplace opens onto a large terrace with panoramic views over Lake Geneva.

On the 2nd floor, the property offers 4 suites with bathrooms decorated with fine mosaics and Damascus silk drapes and headboards. One of the suites has a cathedral-beamed roof and opens onto a private balcony.

In the basement, the property is split in two with independent entrances. On one side, you will find the main kitchen, equipped with professional equipment, a goods lift, plenty of storage space and a rest room with a shower room.

On the other side is a bedroom with en suite shower room, a kitchenette, plenty of storage space and a linen room.

An outdoor heated swimming pool, a shower room dedicated to the pool, a machine room, accommodation for the caretaker, a double garage and around eight parking spaces complete this exceptional property.

# FEATURES

Type de bien:	House	Surface:	305.0 m <sup>2</sup>	Terrain:	4684.0 m <sup>2</sup>
Charges:	-	Périodicité des charges:	-	Ascenseur:	Yes
Piscine:	-	Nombre de lots:	-	Taxe foncière:	€4,738.00
Parking:	-	Compléments de loyer:	-	NB de pièces:	10 rooms
NB de chambres:	6 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) : D 233kWh/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

Estimated amount of annual energy expenditure for standard use:  
entre \$4,190.00 et \$5,750.00

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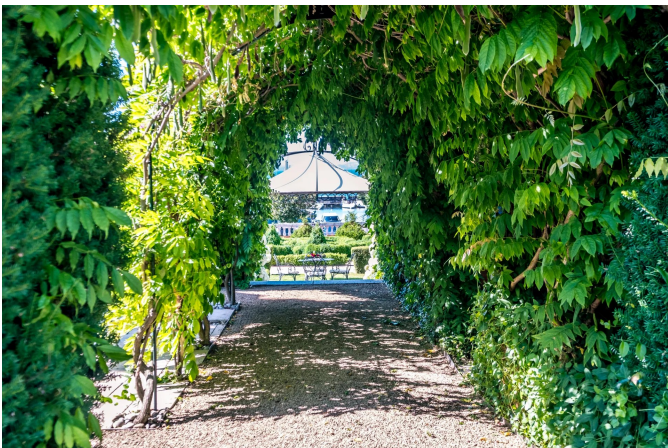
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