



LUGRIN - Modern house of 173 sq.m - Panoramic view of the lake - Swimming pool - 4 Bedrooms

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SELLING PRICE : Sold

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EMAIL : [LEMAN@BARNES-INTERNATIONAL.COM](mailto:LEMAN@BARNES-INTERNATIONAL.COM)

SOLE AGENCY

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2 Square Aristide Briand  
74200 Thonon-Les-Bains



PHONE : 04 50 26 26 26  
[leman@barnes-international.com](mailto:leman@barnes-international.com)

1 place du port  
74500 Evian-Les-Bains

## DESCRIPTION

EXCLUSIVE RIGHTS - LUGRIN - Located near the city center in a quiet and residential area, this house offers a living room with an open-plan kitchen overlooking the lake. The cathedral lounge offers a mezzanine. The night area has a total of 4 bedrooms, a bathroom and a shower room adjoining the master bedroom. A sauna, a double garage and a swimming pool surrounded by a 73 sq.m terrace on a 1205 sq.m plot complete this property.

# FEATURES

Type de bien:	House	Surface:	173.0 m <sup>2</sup>	Terrain:	1205.0 m <sup>2</sup>
Charges:	-	Périodicité des charges:	-	Ascenseur:	-
Piscine:	-	Nombre de lots:	-	Taxe foncière:	€1,499.00
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](http://www.georisques.gouv.fr)

## ENERGY PERFORMANCE DIAGNOSTIC

Diagnostic de performance énergétique (DPE) : D 180kWh/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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