



Lugrin - Wooden frame house - Lake Geneva view - Land 1 600 sqm - 5 bedrooms

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SELLING PRICE : €1,370,000

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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** - Close to the lake, the beach, and amenities, this house with a living area of approximately 289 sqm was built in 2005 and offers large, ideally designed spaces.

The ground floor accommodates on one side, a spacious and warm living space including a large kitchen open to the dining room and 2 living rooms; on the other side, a sleeping area including an office, a master suite and an extra room.

All the rooms are open to the outside through large bay windows.

Upstairs, a living room serves 3 large bedrooms each with their own bathroom, as well as an office opening onto a terrace and the balcony.

The large landscaped and flat plot allows you to fully enjoy the outdoors.

A double carport and a basement complete the house

# FEATURES

Type de bien:	House	Surface:	289.0 m <sup>2</sup>	Terrain:	1600.0 m <sup>2</sup>
Charges:	-	Périodicité des charges:	-	Ascenseur:	-
Piscine:	-	Nombre de lots:	-	Taxe foncière:	€3,718.00
Parking:	-	Compléments de loyer:	-	NB de pièces:	10 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) : D 181kWh/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 \$3,140.00 et \$4,290.00

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