



Lugrin - Traditional villa - Open view - Land 3 756 sq.m - 5 bedrooms



SELLING PRICE : €1,550,000

EMAIL : LEMAN@BARNES-INTERNATIONAL.COM

SOLE AGENCY

2 Square Aristide Briand
74200 Thonon-Les-Bains



PHONE : +33450262626
leman@barnes-international.com

1 place du port
74500 Evian-Les-Bains

DESCRIPTION

EXCLUSIVE RIGHTS - In a cul-de-sac, in a bucolic environment, this old farmhouse has an area of more than 400 sq.m of living space.

It consists of a large reception room of 84 sq.m with fireplace, serving a fitted kitchen, a pantry, a wine cellar and a laundry room.

You also find a dining room, a bedroom and a bathroom.

On the 1st floor the property has 3 bedrooms including a master suite, a bathroom and a living room.

The second floor is dedicated to well-being with a gym and sauna.

An annexed chalet, 2 garages and 4 parking spaces complete this property.

FEATURES

Type de bien:	House	Surface:	444.0 m ²	Terrain:	3756.0 m ²
Charges:	-	Périodicité des charges:	-	Ascenseur:	-
Piscine:	-	Nombre de lots:	-	Taxe foncière:	€1,731.00
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

ENERGY PERFORMANCE DIAGNOSTIC

Diagnostic de performance énergétique (DPE) : C 172kWh/m².year

Indice d'émission de gaz à effet de serre (GES) : E kg CO₂/m².an

Estimated amount of annual energy expenditure for standard use:
entre \$4,690.00 et \$6,380.00

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