



Margencel - Apartment 80 sq.m - Garden 200 sq.m - Cellar - Garage - 3 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



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[leman@barnes-international.com](mailto:leman@barnes-international.com)

1 place du port  
74500 Evian-Les-Bains

## DESCRIPTION

**EXCLUSIVE RIGHTS** - Situated in a cul-de-sac, this recently renovated, well-designed 80 sq.m flat offers all the benefits of a villa, thanks to its 200 sq.m garden.

Its location is close to Lake Geneva and the shops.

The T4 flat features a kitchen opening onto the living room, 3 bedrooms and a shower room.

A large garage and a cellar-laundry room complete this property.

Excessive energy consumption.

# FEATURES

Type de bien:	Apartment	Surface:	79.99 m <sup>2</sup>	Terrain:	205.0 m <sup>2</sup>
Charges:	€1,688.00	Périodicité des charges:	€0.00	Ascenseur:	-
Piscine:	-	Nombre de lots:	78	Taxe foncière:	€616.00
Parking:	-	Compléments de loyer:	-	NB de pièces:	4 rooms
NB de chambres:	3 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) : F 408kWh/m<sup>2</sup>.year

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

High energy consumption

Estimated amount of annual energy expenditure for standard use:  
entre \$1,970.00 et \$2,700.00

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