



Marin - House of approximately 182 sq. m with lake view - 4 bedrooms - Land of 990 sq. m



SELLING PRICE : Sold

EMAIL : LEMAN@BARNES-INTERNATIONAL.COM

2 Square Aristide Briand
74200 Thonon-Les-Bains



PHONE : +33450262626
leman@barnes-international.com

1 place du port
74500 Evian-Les-Bains

DESCRIPTION

Located in the town of Marin and 5 minutes from Thonon, this old renovated farmhouse offers a view of Lake Geneva.

Completely renovated with taste and with quality materials, this house offers a beautiful garden of 990 sq. m facing South-West.

The main level consists of a beautiful living room bathed in light of almost 40 sq. m, opening onto a wooden terrace which will allow you to enjoy your summer barbecues.

In this living space, you will appreciate the living-dining room with its pretty pellet stove and its open and equipped kitchen.

The main level also offers a beautiful bedroom on one level.

Upstairs, there is a spacious mezzanine that can be converted into a games room or an office.

On this same level, you will enjoy a very beautiful master suite of 30 sq. m with its own bathroom and large dressing room, as well as an additional bedroom and shower room.

This old renovated farm also offers an independent apartment of 44 sq. m including a kitchen open to the living room as well as a bedroom and a bathroom.

This property also offers two adjoining barns to convert as you wish.

A full basement and a double garage complete this property.

FEATURES

| | | | | | |
|-----------------|------------|--------------------------|-----------------|----------------|----------------------|
| Type de bien: | House | Surface: | - | Terrain: | 990.0 m ² |
| Charges: | - | Périodicité des charges: | - | Ascenseur: | - |
| Piscine: | - | Nombre de lots: | - | Taxe foncière: | €578.00 |
| 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

ENERGY PERFORMANCE DIAGNOSTIC

Diagnostic de performance énergétique (DPE) : C 174kWh/m².year

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

Estimated amount of annual energy expenditure for standard use:
entre \$2,160.00 et \$2,970.00

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