



Maxilly-sur-Léman - Modern house - Fenced land - Terrace - Swimming pool - 3 bedrooms

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SELLING PRICE : €1,090,000

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SOLE AGENCY

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2 Square Aristide Briand  
74200 Thonon-Les-Bains



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1 place du port  
74500 Evian-Les-Bains

## DESCRIPTION

**EXCLUSIVE RIGHTS** - Located less than 10 minutes from Évian-les-Bains, this modern house of approximately 140 sq.m offers great amenities.

The house with outdoor swimming pool is surrounded by fully enclosed grounds, it faces southwest and benefits from plenty of sunshine.

On the ground floor, the semi-open kitchen opens onto the living room. A laundry room, a double garage and several parking spaces make this house functional.

The first floor offers 3 bedrooms including a master bedroom with a dressing room, a bathroom with bathtub and shower. A mezzanine above the living room allows you to create an office or a space dedicated to relaxation.

The parquet flooring is solid, the earthenware and taps are high-end; this elegantly finalizes this villa.

# FEATURES

Type de bien:	House	Surface:	149.96 m <sup>2</sup>	Terrain:	685.0 m <sup>2</sup>
Charges:	-	Périodicité des charges:	-	Ascenseur:	-
Piscine:	-	Nombre de lots:	-	Taxe foncière:	€1,360.00
Parking:	-	Compléments de loyer:	-	NB de pièces:	6 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) : A 64kWh/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

Estimated amount of annual energy expenditure for standard use:  
entre \$1,166.72 et \$1,166.72

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