



Maxilly-sur-Léman - Architect villa - View of Lake Geneva - Swimming pool - 5 bedrooms



SELLING PRICE : €1,170,000

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

Near Évian-les-Bains, this architect-designed villa of approximately 170 sq.m is surrounded by a landscaped garden of 1 126 sq.m. The entire garden, the swimming pool and the house benefit from magnificent views of Lake Geneva.

The main part of the house offers a living room with multiple exposures with beautiful light throughout the day. The kitchen open to the living room and the south-west facing terrace offers additional living space. A single-storey bedroom opening onto the garden completes this level.

Upstairs, a mezzanine overlooking the cathedral living room serves three bedrooms and a bathroom.

An independent one-bedroom apartment with its private access leaves the possibility of being connected to the whole or not.

A private, tree-lined driveway leads to the parking area and an underground garage.

FEATURES

Type de bien:	House	Surface:	169.6 m ²	Terrain:	1126.0 m ²
Charges:	-	Périodicité des charges:	-	Ascenseur:	-
Piscine:	-	Nombre de lots:	-	Taxe foncière:	€1,760.00
Parking:	-	Compléments de loyer:	-	NB de pièces:	7 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) : D 190kWh/m².year

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

Estimated amount of annual energy expenditure for standard use:
entre \$1,710.00 et \$2,390.00

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