



Nernier - Near Lake Geneva and Swiss border - Property with outbuildings -
Park of 2 319 sqm - 4 bedrooms



SELLING PRICE : €2,100,000

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2 Square Aristide Briand
74200 Thonon-Les-Bains



PHONE : 04 50 26 26 26
leman@barnes-international.com

1 place du port
74500 Evian-Les-Bains

DESCRIPTION

NERNIER. Located in a quiet and residential area, this property is close to Lake Geneva and the Swiss border.

The main house offers 174 sqm of living space.

The ground floor consists of a living room with a modern stove and a closed kitchen.

The 1st floor serves a master suite, three bedrooms and two bathrooms.

The basement includes: a wine cellar, a laundry room, a technical room as well as plenty of storage space.

The 2,319 sqm wooded park has equipments such as a terrace, a swimming pool and a summer kitchen.

The property also offers a farmhouse of more than 800 sqm to be completely rehabilitated as well as an outbuilding of 100 sqm to be arranged according to your projects.

A garage for two cars and several parking spaces complete this property.

FEATURES

Type de bien:	House	Surface:	174.05 m ²	Terrain:	-
Charges:	-	Périodicité des charges:	-	Ascenseur:	-
Piscine:	-	Nombre de lots:	-	Taxe foncière:	€1,052.00
Parking:	-	Compléments de loyer:	-	NB de pièces:	5 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) : E 250kWh/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 \$3,300.00 et \$4,500.00

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