



Neuvecelle - Apartment of 99 sqm - Terrace - Lake View - 3 bedrooms

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SELLING PRICE : €690,000

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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

In a popular and secure residence, where the geographical location offers you a clear view of Lake Geneva as well as a calm environment thanks to its park.

Through its large bay windows, the apartment benefits from pleasant light in all the rooms. It offers an entrance hall, a kitchen open to the living room with a 36 sqm terrace.

The sleeping area has a total of 3 bedrooms, two of which open onto a balcony.

The selection of quality materials, air conditioning, home automation, and well-thought-out layout are major assets for your future living space.

A double garage, two parking spaces and a cellar complete this property.

## FEATURES

Type de bien:	Apartment	Surface:	99.15 m <sup>2</sup>	Terrain:	-
Charges:	€3,126.00	Périodicité des charges:	-	Ascenseur:	Yes
Piscine:	-	Nombre de lots:	147	Taxe foncière:	€1,396.00
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) : C 114kWh/m<sup>2</sup>.year

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

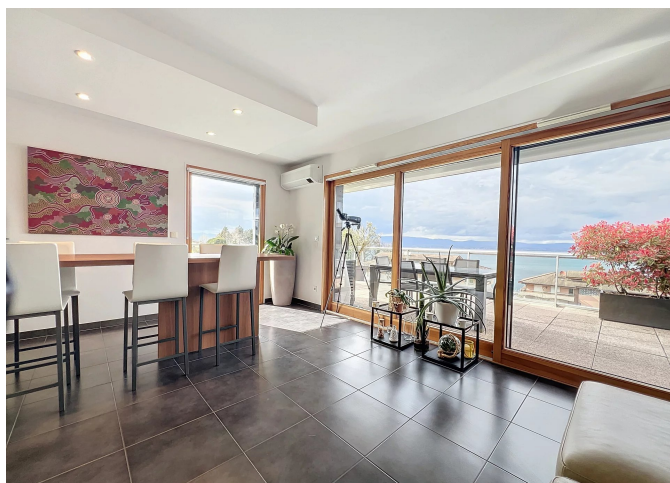
Estimated amount of annual energy expenditure for standard use:  
entre \$740.00 et \$1,050.00

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