



Neuvecelle - New semi-detached house of 111 sqm - Lake Geneva view - 3 bedrooms



SELLING PRICE : €649,000

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SOLE AGENCY

2 Square Aristide Briand
74200 Thonon-Les-Bains



PHONE : +33450262626
leman@barnes-international.com

1 place du port
74500 Evian-Les-Bains

DESCRIPTION

EXCLUSIVE RIGHTS - Close to the city center and schools of Neuvecelle, 3 minutes from Évian-les-Bains, this semi-detached house built in 2021 has a living area of 111 sqm.

The 46 sqm living room offers large bay windows, it opens onto a 29 sqm terrace overlooking Lake Geneva. The kitchen is fully fitted with quality equipment.

The sleeping area offers three bedrooms including a master bedroom facing the lake, 1 bathroom and a bathroom.

A laundry room, two parking spaces outside and a private garden of 154 sqm complete this property.

REDUCED NOTARY FEES.

FEATURES

Type de bien:	House	Surface:	111.0 m ²	Terrain:	-
Charges:	-	Périodicité des charges:	-	Ascenseur:	-
Piscine:	-	Nombre de lots:	-	Taxe foncière:	-
Parking:	-	Compléments de loyer:	-	NB de pièces:	5 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

ENERGY PERFORMANCE DIAGNOSTIC

Diagnostic de performance énergétique (DPE) : A -3kWh/m².year

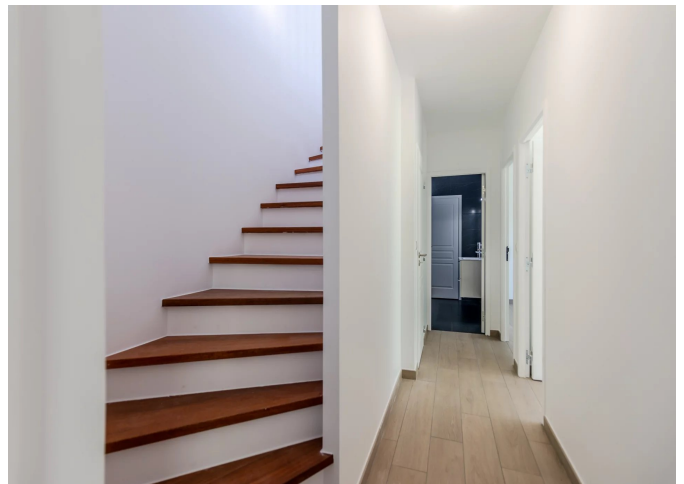
Indice d'émission de gaz à effet de serre (GES) : A kg CO₂/m².an

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