



Neuvecelle - Chalet of 120 sqm - Lake view - 3 bedrooms



SELLING PRICE : €750,000

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

A few steps from the quays of Évian-les-Bains, this chalet built in 2023 (RE 2020) by the local builder "DUFFOUR" is built on a plot of 500 sqm with a pleasant view of Lake Geneva.

It consists of an entrance hall, a pantry and a kitchen opening onto the living room of approximately 47 sqm.

The sleeping area consists of 3 bedrooms, a shower room and a bathroom.

Its large bay windows bring beautiful light throughout the home; its terrace and balconies allow you to enjoy the sunshine all day long.

A garage with a motorized door as well as a laundry room complete this property.

FEATURES

Type de bien:	House	Surface:	120.0 m ²	Terrain:	500.0 m ²
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) : B 72kWh/m².year

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

Estimated amount of annual energy expenditure for standard use:
entre \$570.00 et \$820.00

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