



Neuvecelle - Architect-designed house of 161 sqm - Panoramic lake view - 4 bedrooms



SELLING PRICE : €880,000

EMAIL : LEMAN@BARNES-INTERNATIONAL.COM

SOLE AGENCY

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

EXCLUSIVE RIGHTS - Grande-Rive district. Located on the heights of Évian-les-Bains in a sought-after area, the house offers 232 sqm of total surface area.

On the ground floor, the villa offers an entrance with storage space, a pantry, a garage, a laundry room and a cellar.

Upstairs, the property has a 54 sqm living room, facing north-southwest, bathed in sunlight with a panoramic view of Lake Geneva; the kitchen is functional, it opens onto the dining room and the living room with a fireplace. On the same level, we discover a master bedroom with bathroom.

On the upper floor, the sleeping area has 3 bedrooms with a bathroom and a balcony with a view of the lake.

3 parking spaces outside complete this property.

FEATURES

Type de bien:	House	Surface:	161.91 m ²	Terrain:	1287.0 m ²
Charges:	-	Périodicité des charges:	-	Ascenseur:	-
Piscine:	-	Nombre de lots:	-	Taxe foncière:	€2,049.00
Parking:	-	Compléments de loyer:	-	NB de pièces:	6 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 252kWh/m².year

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

Estimated amount of annual energy expenditure for standard use:
entre \$2,210.00 et \$3,060.00

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



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