



Neuvecelle - family house 195 sqm - land 2 474 sqm - 6 bedrooms

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SELLING PRICE : €995,000

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SOLE AGENCY

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2 Square Aristide Briand  
74200 Thonon-Les-Bains



PHONE : +33450262626  
[leman@barnes-international.com](mailto:leman@barnes-international.com)

1 place du port  
74500 Evian-Les-Bains

## DESCRIPTION

**EXCLUSIVE RIGHTS** - Located on the heights of Évian-les-Bains, this very bright family property was built in 1962. This villa offers a view of Lake Geneva as far as Lausanne.

The house offers on the ground floor a master bedroom, a bathroom, a living room with a wood stove, facing the lake opening onto a terrace. The kitchen opens onto the south-facing veranda.

Upstairs, 4 bedrooms, two of which face the lake, are connected by a common balcony; the other two bedrooms face south with another identical balcony. A bathroom completes this sleeping area.

In the basement, an independent T2 apartment, a large garage, a sauna, two storage rooms and a swimming pool to the southwest complete this property.

The land is buildable and divisible.

Excessive energy consumption.

**FEES INCLUDED AT THE CHARGE OF THE PURCHASER.**

# FEATURES

Type de bien:	House	Surface:	195.57 m <sup>2</sup>	Terrain:	2474.0 m <sup>2</sup>
Charges:	-	Périodicité des charges:	-	Ascenseur:	-
Piscine:	-	Nombre de lots:	-	Taxe foncière:	€2,069.00
Parking:	-	Compléments de loyer:	-	NB de pièces:	10 rooms
NB de chambres:	6 bedrooms	Honoraire à la charge:	to the buyer		

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) : F 419kWh/m<sup>2</sup>.year

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

High energy consumption

Estimated amount of annual energy expenditure for standard use:  
entre \$5,240.00 et \$7,180.00

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