



Évian-les-Bains - Contemporary villa - Lake Geneva view - 4 Bedrooms



SELLING PRICE : Sold

EMAIL : LEMAN@BARNES-INTERNATIONAL.COM

SOLE AGENCY

2 Square Aristide Briand
74200 Thonon-Les-Bains



PHONE : 04 50 26 26 26
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1 place du port
74500 Evian-Les-Bains

DESCRIPTION

EXCLUSIVE RIGHTS - Neuvecelle. Architect's villa of approximately 268 sq.m of living space. Built in 2014, it benefits from advanced design and energy performance according to Minergie standards. With bespoke furniture, built on an enclosed plot of 1 204 sq.m, this property is beautifully wooded with a natural pond. The villa has an entrance hall, a kitchen open to a large living room with a central island. The night part totals 4 bedrooms, 5 bathrooms including a master bedroom with a large dressing room. A relaxation area, a sauna and its bath, a jacuzzi and a large garage complete this property.

Technical side: Vertical geothermal heating.

FEATURES

Type de bien:	House	Surface:	268.0 m ²	Terrain:	1204.0 m ²
Charges:	-	Périodicité des charges:	-	Ascenseur:	-
Piscine:	-	Nombre de lots:	-	Taxe foncière:	€2,245.00
Parking:	-	Compléments de loyer:	-	NB de pièces:	7 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) : A 46kWh/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 \$805.00 et \$805.00

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