



Neuvecelle - Architect-designed house of 304 sqm - Panoramic lake view - 5 bedrooms

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SELLING PRICE : €2,005,000

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1 place du port  
74500 Evian-Les-Bains

## DESCRIPTION

New off-plan architect-designed villa of 305 sqm located on a plot of 1 376 sqm offering a panoramic view of the lake from the top of Évian-les-Bains.

This villa will consist on the ground floor of a living space of almost 70 opening onto a terrace with a swimming pool completely facing the lake. The 20 sqm kitchen located on the same level will also offer a panoramic lake view. This level is completed by a suite with a bathroom.

The first floor offers a landing, an additional living space opening onto a terrace as well as 4 bedrooms, two of which are en suite.

A gym with spa, a cinema room, a double closed garage, a home automation alarm complete this property.

The services are high-end with quality materials. The exteriors will be landscaped.

Possibility of modifying the interior layout according to your wishes.

Non-contractual photo.

# FEATURES

Type de bien:	House	Surface:	304.8 m <sup>2</sup>	Terrain:	1376.0 m <sup>2</sup>
Charges:	-	Périodicité des charges:	-	Ascenseur:	-
Piscine:	-	Nombre de lots:	-	Taxe foncière:	-
Parking:	-	Compléments de loyer:	-	NB de pièces:	6 rooms
NB de chambres:	5 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](http://www.georisques.gouv.fr)

## ENERGY PERFORMANCE DIAGNOSTIC

Diagnostic de performance énergétique (DPE) : A -1kWh/m<sup>2</sup>.year

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

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