



Bons-en-Chablais - Family villa of 186 sq.m - Lake and mountain view - Land of 1
921 sq.m - Heated swimming pool - 6 bedrooms



SELLING PRICE : €895,000

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2 Square Aristide Briand
74200 Thonon-Les-Bains



PHONE : +33450262626
leman@barnes-international.com

1 place du port
74500 Evian-Les-Bains

DESCRIPTION

Very close to Bons-en-Chablais and located on a plot of 1 921 sq.m at the end of a dead end, in a quiet area, we offer this house built in 1983 and renovated in 2011, 2015 and 2019.

Access to the house is via a large 152 sq.m terrace offering a magnificent view of Lake Geneva as well as a heated swimming pool

On the ground floor there is a living room with fireplace open to the dining room; a fully equipped separate kitchen of 18 sq.m, a master bedroom of 15 sq.m with a bathroom-balneotherapy, a second bedroom of 11 m² and a shower room.

Upstairs, the house offers three bedrooms, an office that can be transformed into a children's room, a very nice bathroom with bathtub, a library area on the mezzanine and an attic converted into a dressing room.

A complete basement with paved access, a double garage, a laundry room, a cellar, a technical room complete this property.

Adjoining the swimming pool there is a pool house and a friendly bar for moments of sharing with family or friends.

This property has potential for expansion; it is ideal for a large family, allowing children to play in complete safety, thanks to its fully fenced land and its electric gate with intercom.

Part of the park allows you to cool off in the shade of the trees during the hot weather.

FEATURES

Type de bien:	House	Surface:	186.89 m ²	Terrain:	-
Charges:	-	Périodicité des charges:	-	Ascenseur:	-
Piscine:	-	Nombre de lots:	-	Taxe foncière:	€1,385.00
Parking:	-	Compléments de loyer:	-	NB de pièces:	7 rooms
NB de chambres:	6 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) : D 217kWh/m².year

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

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