



Publier - Waterfront apartment - Lake view - 2 bedrooms

---



SELLING PRICE : €590,000

---

EMAIL : [LEMAN@BARNES-INTERNATIONAL.COM](mailto:LEMAN@BARNES-INTERNATIONAL.COM)

SOLE AGENCY

---

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 - Amphion-les-Bains. Located in the town of Publier, in the “city of water” sector in Amphion-les-Bains, the residence is made up of 3 buildings with direct access to Lake Geneva.

Close to schools, shops, the city's numerous sports and wellness facilities, beaches, it is also the starting point for long walks in the heart of a nature reserve along the lake and river.

The apartment with a surface area of 62 sqm is offered fully furnished.

It is located on the 3rd and last floor of the residence and was renovated in 2023 with high quality materials and finishes. The aesthetic choice of furniture and works of art gives it a contemporary and warm style.

Laid out in three rooms, it benefits from an entrance with storage space, a living room with cathedral ceiling, opening onto the terrace with a view of the lake and the private park.

From the living room you access a functional and very high-end open kitchen.

The sleeping area is made up of a bathroom with walk-in shower, as well as two bedrooms with cupboards, giving access to a south-facing terrace.

A cellar, as well as a large garage of 18 sqm complete the assets of this property.

# FEATURES

Type de bien:	Apartment	Surface:	62.3 m <sup>2</sup>	Terrain:	-
Charges:	€1,652.00	Périodicité des charges:	€0.00	Ascenseur:	Yes
Piscine:	-	Nombre de lots:	67	Taxe foncière:	€830.00
Parking:	-	Compléments de loyer:	-	NB de pièces:	3 rooms
NB de chambres:	2 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) : D 220kWh/m<sup>2</sup>.year

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

Estimated amount of annual energy expenditure for standard use:  
entre \$1,030.00 et \$1,440.00

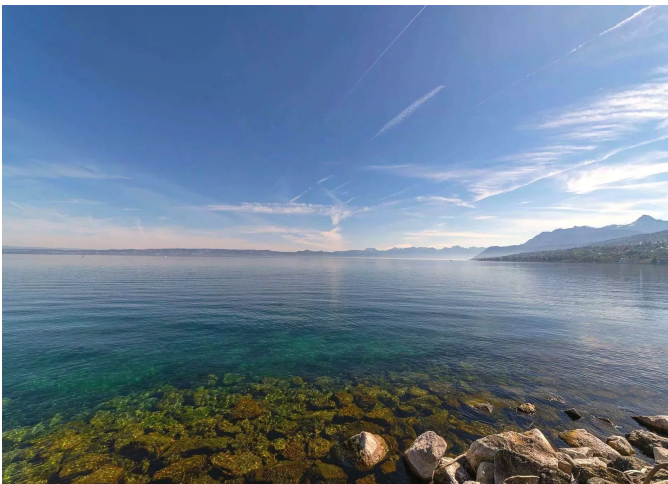
---

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



2 Square Aristide Briand  
74200 Thonon-Les-Bains



PHONE : +33450262626  
leman@barnes-international.com

1 place du port  
74500 Evian-Les-Bains