



Publier - House of 162.65 sq.m - 4 bedrooms - Independent studio - Land of 1529 sq.m



SELLING PRICE : Sold

EMAIL : LEMAN@BARNES-INTERNATIONAL.COM

SOLE AGENCY

2 Square Aristide Briand
74200 Thonon-Les-Bains



PHONE : 04 50 26 26 26
leman@barnes-international.com

1 place du port
74500 Evian-Les-Bains

DESCRIPTION

EXCLUSIVE RIGHTS.

Looking for a family home in a quiet residential environment with a lake view?

We offer you the place you dream of!

Built on a wooded plot of 1529 sq. m, this house of 162.65 sq. m of living space (269.80 sq. m in total) - renovated and perfectly maintained over the years - will offer you all the space and functionality you expect:

The main level offers a large entrance which serves a semi-open kitchen overlooking a living room of more than 40 sq. m with fireplace and insert. You will particularly appreciate the height under the ceiling and the volume

This central room gives access to the terrace and benefits from a beautiful light thanks to its large openings on Lake Geneva.

The main level also has a beautiful parental suite of nearly 21 sq. m with its bathroom and numerous cupboards. This suite has a balcony from which you can enjoy the view of the lake.

Upstairs, there are 3 spacious bedrooms as well as a bathroom and an attic.

The complete basement offers an independent studio of 30 sq. m, a laundry room, a wine cellar, a carnotzet and a garage of 60 sq. m.

Two terraces and outdoor parking for 4 to 6 vehicles complete this property.

FEATURES

Type de bien:	House	Surface:	162.65 m ²	Terrain:	1529.0 m ²
Charges:	-	Périodicité des charges:	-	Ascenseur:	-
Piscine:	-	Nombre de lots:	-	Taxe foncière:	€1,340.00
Parking:	-	Compléments de loyer:	-	NB de pièces:	5 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

ENERGY PERFORMANCE DIAGNOSTIC

Diagnostic de performance énergétique (DPE) : D 192kWh/m².year

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

Estimated amount of annual energy expenditure for standard use:
entre \$2,020.00 et \$2,800.00

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