



Publier - Architect-designed house - Swimming-pool - Land of 1 531 sq.m - 5 bedrooms including 2 suites

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SELLING PRICE : €1,600,000

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2 Square Aristide Briand  
74200 Thonon-Les-Bains



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1 place du port  
74500 Evian-Les-Bains

## DESCRIPTION

Architect-designed house built in 2007 offering around 220 sq.m of living space with a total surface area of around 419 sq.m. This property faces completely towards the lake and is the ideal place to enjoy the spectacle of Lake Geneva.

The property is exceptionally bright and sunny.

On the ground floor, you will find a kitchen that opens onto a dining room, a large living room with a wood-burning stove and the majestic backdrop of the lake.

On the same level, you'll find a lake-facing master suite with bathroom and dressing room, plus a second south-facing bedroom. Access to the outside from the dining area leads to a summer kitchen and a 9m x 4m saltwater swimming pool heated by a heat pump, facing south and completely out of sight.

On the half-level, you will find a study, then on the second floor a master suite facing the lake and two other bedrooms on the south side linked by a lovely terrace with direct access to the pool area.

A basement of around 200 sq.m offers a 3-car garage, a storage room, a large linen room, a wine cellar and a workshop. A petanque area, 9 outdoor parking spaces, tarmac access and a carport complete this exceptional property.

## FEATURES

Type de bien:	House	Surface:	220.0 m <sup>2</sup>	Terrain:	1531.0 m <sup>2</sup>
Charges:	-	Périodicité des charges:	-	Ascenseur:	-
Piscine:	-	Nombre de lots:	-	Taxe foncière:	€2,767.00
Parking:	-	Compléments de loyer:	-	NB de pièces:	8 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) : C 168kWh/m<sup>2</sup>.year

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

Estimated amount of annual energy expenditure for standard use:  
entre \$2,050.00 et \$2,850.00

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