



Publier - Golf - Family house of 228 sq. m, Land of 3325 sq. m, 6 bedrooms



SELLING PRICE : Sold

EMAIL : LEMAN@BARNES-INTERNATIONAL.COM

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

Publier in the Golf. Built in a wonderful flat and of 3325 sq. m in the middle of the greens, this family house of 228 sq.m has an entrance of 17 sq. m. a raised lounge of 36 sq.m with panoramic view of the golf and the Lemman Lake, an open kitchen equipped with high quality appliances connected with the dining room, south exposed and communicated with 77 sq. m of terrace.

In the ground floor three bedrooms each one with its private bathroom, visitors toilette and laundry.

In the 1st floor open office, bedroom, dressing and private bathroom with a total surface of 32,25 sq. m.

In the lower floor two bedrooms of 11,73 sq. m. and 14,58 sq. m, bathroom, toilette, home cinema of 30,68 sq. m. with independent outside exit.

central functional music system.

Swimming pool of 10 x 4 sa. with sand filter, automatic regulation of chlorine and pH, heated by electric pump, automatic covered.

The brightness of this house, because of its double orientation, its beautiful ceiling height and the amazing nature getting into by each window, does of this property an exceptional one, also by its size and the amenities out of standard.

FEATURES

Type de bien:	House	Surface:	228.0 m ²	Terrain:	3325.0 m ²
Charges:	-	Périodicité des charges:	-	Ascenseur:	-
Piscine:	-	Nombre de lots:	-	Taxe foncière:	€770.00
Parking:	-	Compléments de loyer:	-	NB de pièces:	8 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) : C 145kWh/m².year

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

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