



Saint-Cergues - Chalet of 300 sq. m - View of Lake Geneva and Geneva countryside - Land of 2 400 sq. m - 5 Bedrooms

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SELLING PRICE : Sold

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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

On the heights of Saint-Cergues, near Geneva, discover this soon-to-be century chalet.

Completely protected by its enclosed and wooded land of 2400 sq.m, it will offer you on its 300 sq.m space and comfort. You will particularly appreciate its heated swimming pool as well as its breathtaking panoramic view of the Geneva countryside, the lake and the Geneva water jet.

The garden level consists of a carport, a wine cellar, a summer kitchen, a cellar, a laundry room and a room that can be used as a games room.

The main level opens onto a large hall with fireplace and consists of a living room of around 58 sq.m with fireplace, a fitted kitchen and a dressing room with water point. Kitchen and living rooms will give you access to a balcony-terrace over the entire width of the chalet.

Upstairs, the sleeping area has a total of 4 bedrooms, including 3 parental suites (1 with bathroom, 2 with shower room).

The top floor consists of a bedroom under the roof enjoying a magnificent view as well as a large mezzanine that can be used as a leisure room.

A double carport, a garden shed and a double garage on a detached plot complete this property.

Do you want to live in peace while being a few minutes from shops and major accesses?

This house deserves your attention!

## FEATURES

Type de bien:	House	Surface:	299.0 m <sup>2</sup>	Terrain:	2400.0 m <sup>2</sup>
Charges:	-	Périodicité des charges:	-	Ascenseur:	-
Piscine:	-	Nombre de lots:	-	Taxe foncière:	-
Parking:	-	Compléments de loyer:	-	NB de pièces:	7 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) : D 203kWh/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 \$2,873.80 et \$2,873.80

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