



Saint-Paul-en-Chablais - 226 sq.m Chalet with Lake & Mountain View -
Swimming Pool - 4 Bedrooms



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 - On the Gavot plateau, between the lake and ski resorts, 10 minutes from Évian-les-Bains, this renovated log cabin from 1995 has 3 levels:

On the ground floor, we discover an entrance, a laundry room, a boiler room, a bedroom with a shower room, then a garage and a cellar.

The main level has another entrance, a kitchen with dining area, a large living-dining room of 60 sq.m opening onto a terrace and a cloakroom. A master suite with bathroom completes this level.

Upstairs, the chalet offers a mezzanine and 2 bedrooms with balcony-loggia.

The land of 1,529 sq.m, fully enclosed and planted with trees, includes a small garden chalet-tool shed, a beautiful heated swimming pool of 4 m x 8 m with motorized rolling shutter.

Blow of heart assured for this property.

FEATURES

Type de bien:	Chalet	Surface:	226.6 m ²	Terrain:	1529.0 m ²
Charges:	-	Périodicité des charges:	-	Ascenseur:	-
Piscine:	-	Nombre de lots:	-	Taxe foncière:	€1,693.00
Parking:	-	Compléments de loyer:	-	NB de pièces:	6 rooms
NB de chambres:	4 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 190kWh/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 \$2,700.00 et \$3,710.00

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