



Saint-Paul-en-Chablais - Renovated farmhouse - Land of 3 730 sqm - 7 bedrooms

---



SELLING PRICE : €1,150,000

---

EMAIL : [LEMAN@BARNES-INTERNATIONAL.COM](mailto:LEMAN@BARNES-INTERNATIONAL.COM)

2 Square Aristide Briand  
74200 Thonon-Les-Bains



PHONE : +33450262626  
[leman@barnes-international.com](mailto:leman@barnes-international.com)

1 place du port  
74500 Evian-Les-Bains

## DESCRIPTION

Near Évian-les-Bains, in a hamlet preserved in the heart of nature, this completely renovated old farm is made up of two dwellings. Currently operated as a gîte, the whole can be easily connected as needed to create a living space of 250 sqm.

The gîte part is made up on the ground floor of a living room-kitchen of approximately 52 sqm, carefully decorated, this space equipped with a wood stove, opens onto the south-west facing garden. Upstairs, the three bedrooms are each equipped with a bathroom or shower room.

The main house has a living room of approximately 56 sqm opening onto the garden. This space offers a good distribution of spaces with a dining room equipped with a wood stove, a fitted kitchen and a living room. This level is completed by a carnotzet and a laundry room.

Upstairs the level has 4 bedrooms, one of which is en suite and a separate bathroom.

A closed garage, spacious cave, as well as numerous outdoor parking spaces and a 3 730 sqm garden offer a privileged setting in a natural area.

# FEATURES

Type de bien:	House	Surface:	249.71 m <sup>2</sup>	Terrain:	3730.0 m <sup>2</sup>
Charges:	-	Périodicité des charges:	-	Ascenseur:	-
Piscine:	-	Nombre de lots:	-	Taxe foncière:	€2,052.00
Parking:	-	Compléments de loyer:	-	NB de pièces:	11 rooms
NB de chambres:	7 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 202kWh/m<sup>2</sup>.year

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

Estimated amount of annual energy expenditure for standard use:  
entre \$2,180.00 et \$3,030.00

---

2 Square Aristide Briand  
74200 Thonon-Les-Bains



PHONE : +33450262626  
[leman@barnes-international.com](mailto:leman@barnes-international.com)

1 place du port  
74500 Evian-Les-Bains



2 Square Aristide Briand  
74200 Thonon-Les-Bains



PHONE : +33450262626  
leman@barnes-international.com

1 place du port  
74500 Evian-Les-Bains