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



SELLING PRICE : €1,150,000

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2 Square Aristide Briand 74200 Thonon-Les-Bains



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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 ²	Terrain:	3730.0 m ²
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

ENERGY PERFORMANCE DIAGNOSTIC

Diagnostic de performance énergétique (DPE) : D 202kWh/m².year Indice d'émission de gaz à effet de serre (GES) : B kg CO2/m².an

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

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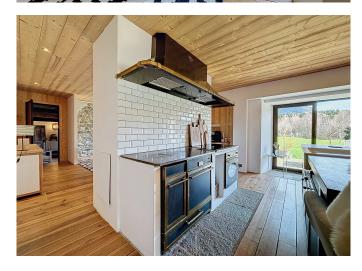
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