



Sciez - Domaine de Coudrée - Villa of 120 sq. m - Enclosed park of 2300 sq. m -  
Possibility of extension of 300 sq. m - 3 bedrooms

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SELLING PRICE : Sold

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SOLE AGENCY

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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

Located in a fenced and wooded park of 2300 sqm in the domain of Coudrée, enjoying a private access to the beach, the villa has 120 sqm.

On the ground floor the house consists of an entrance hall, a kitchen and a living room offering access to the terrace and garden.

The night part totals 3 bedrooms and a bathroom.

A garden shed, a fuel oil and a garage complete this property.

Possibility of a boat seat. This plot is located in a building area with a 20% right-of-way coefficient, an extension of 300 sqm possible.

BARNES Léman, a real estate agency in Évian-les-Bains, specializing in real estate on the Chablais sector and more particularly on the shores of Lake Geneva, offers the purchase of this property in Sciez.

You want to buy a villa close to the Lake of Geneva in Sciez, we will help you in your research. Consult our different sections:

# FEATURES

Type de bien:	House	Surface:	120.0 m <sup>2</sup>	Terrain:	2314.0 m <sup>2</sup>
Charges:	€1,900.00	Périodicité des charges:	€0.00	Ascenseur:	-
Piscine:	-	Nombre de lots:	-	Taxe foncière:	-
Parking:	-	Compléments de loyer:	-	NB de pièces:	4 rooms
NB de chambres:	3 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) : F 348kWh/m<sup>2</sup>.year

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

High energy consumption

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