



Sciez-sur-Léman - 120 sq.m house with 2 independent apartments - 4 bedrooms

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SELLING PRICE : Sold

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

2 Square Aristide Briand  
74200 Thonon-Les-Bains



PHONE : 04 50 26 26 26  
[leman@barnes-international.com](mailto:leman@barnes-international.com)

1 place du port  
74500 Evian-Les-Bains

## DESCRIPTION

Bonnatrait district. Close to all shops on foot and to schools, this 1870 house, built in stone and beams, offers you all the charm of the old. Located on a plot of approximately 500 sq.m with a private garden. The house is made up of two apartments, each offering: a living room with open kitchen, two bedrooms and a bathroom. In the 1st floor apartment, the bathroom has a bathtub. A complete basement and numerous parking spaces outside complete this property. Ideal for investors.

# FEATURES

Type de bien:	House	Surface:	119.76 m <sup>2</sup>	Terrain:	-
Charges:	-	Périodicité des charges:	-	Ascenseur:	-
Piscine:	-	Nombre de lots:	-	Taxe foncière:	€1,097.00
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](http://www.georisques.gouv.fr)

## ENERGY PERFORMANCE DIAGNOSTIC

Diagnostic de performance énergétique (DPE) : E 255kWh/m<sup>2</sup>.year

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

Estimated amount of annual energy expenditure for standard use:  
entre \$1,100.00 et \$1,100.00

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