



Exclusive - Sciez - Beachfront villa of 180 sq. m with pontoon - 1504 sq. m park -  
5 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

**EXCLUSIVE - WATERFRONT PROPERTY.** Located in a privileged area on the shores of Lake Geneva, this property called "feet in the water" has approximately 180 sq. m on 2 levels. It consists of a large reception room of over 50 sq. m and a equipped kitchen. The living room gives you access to the outside with a terrace and a magnificent view of Lake Geneva. The house has 5 bedrooms including 3 on the ground floor, 2 bathrooms and a 1 shower room. This house has a plot of about 1504 sq. m, parking spaces and a private pontoon.

# FEATURES

Type de bien:	House	Surface:	180.0 m <sup>2</sup>	Terrain:	-
Charges:	€1,174.00	Périodicité des charges:	€0.00	Ascenseur:	-
Piscine:	-	Nombre de lots:	174	Taxe foncière:	-
Parking:	-	Compléments de loyer:	-	NB de pièces:	6 rooms
NB de chambres:	5 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 237kWh/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

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