



SCIEZ - Domaine de Coudrée - Contemporary villa - Land of 1 590 sqm - 5 bedrooms

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SELLING PRICE : €1,850,000

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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

In a private domain on the banks of Lake Geneva, this wooden frame villa of approximately 219 sqm was built in 2006 surrounded by enclosed land not overlooked.

The living room of approximately 80 sqm, equipped with a fireplace, is bright and bathed in sunlight.

On one side of this large space is a semi-open fitted kitchen with a central island opening onto the living room and the terrace. The master suite, with bathroom and dressing room, has direct access to the swimming pool.

The other side offers; an office, a bathroom, a laundry room and 2 bedrooms overlooking the garden.

Upstairs, the house offers two bedrooms, a bathroom, a gym, sauna and a television area.

A landscaped garden, a salt swimming pool, a barbecue area, a double garage, an aperitif corner with storage and a terrace, give additional assets to this property.

Possibility of a boat berth in the estate's port.

# FEATURES

Type de bien:	House	Surface:	219.0 m <sup>2</sup>	Terrain:	1590.0 m <sup>2</sup>
Charges:	€784.00	Périodicité des charges:	€0.00	Ascenseur:	-
Piscine:	-	Nombre de lots:	-	Taxe foncière:	€1,985.00
Parking:	-	Compléments de loyer:	-	NB de pièces:	7 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) : C 116kWh/m<sup>2</sup>.year

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

Estimated amount of annual energy expenditure for standard use:  
entre \$1,820.00 et \$2,510.00

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