

”

Sciez - Waterfront property - Swimming pool - Beach - 4 bedrooms - 1 master suite

---



SELLING PRICE : €6,950,000

---

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

Ideally located between Thonon-les-Bains and Yvoire, this exceptional property of approximately 346 sqm is located on 4 408 sqm of waterfront land.

Bathed in sunlight at all hours of the day, ideal for friendly moments with friends or family; this large villa offers on the ground floor a kitchen opening onto a dining room facing Lake Geneva. A living-dining room with fireplace, opens onto a large terrace facing north and a swimming pool to the west facing the lake.

The sleeping area has a total of 5 bedrooms upstairs; two bedrooms with balcony, one facing the lake and the other facing south and having a bathroom.

A large living room with fireplace has 2 balconies to the south and north.

On the same floor, and benefiting from the same orientation, the villa offers two other bedrooms facing the lake, each with their own bathroom. A double master suite with a balcony to the north and another to the south, offers a bathroom with shower and bathtub and a dressing room making this house very pleasant to live in.

The laundry room faces the lake, it can be transformed into an apartment thanks to its independent entrance.

The property is equipped with air conditioners in all rooms.

A double garage for vehicles, a boat garage, an outdoor swimming pool, a boat launch, a private pontoon, a buoy and a private beach make this property a unique product.

## FEATURES

Type de bien:	House	Surface:	346.0 m <sup>2</sup>	Terrain:	4408.0 m <sup>2</sup>
Charges:	-	Périodicité des charges:	-	Ascenseur:	-
Piscine:	-	Nombre de lots:	-	Taxe foncière:	€3,757.00
Parking:	-	Compléments de loyer:	-	NB de pièces:	8 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 167kWh/m<sup>2</sup>.year

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

Estimated amount of annual energy expenditure for standard use:  
entre \$3,530.00 et \$4,840.00

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





2 Square Aristide Briand  
74200 Thonon-Les-Bains

1 place du port  
74500 Evian-Les-Bains



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