



Thollon-les-Mémises - Traditional chalet - At the foot of the slopes - Lake view - 6 bedrooms



SELLING PRICE : €549,000

EMAIL : LEMAN@BARNES-INTERNATIONAL.COM

2 Square Aristide Briand
74200 Thonon-Les-Bains



PHONE : +33450262626
leman@barnes-international.com

1 place du port
74500 Evian-Les-Bains

DESCRIPTION

Center-station. Near Évian-les-Bains, at the foot of the cable car, this chalet offers a view of Lake Geneva, Switzerland and the surrounding mountains. This chalet is divided into two apartments with the possibility of combining them together.

On the garden level, the 1st apartment offers two bedrooms with an entrance, a kitchen, a living room with pellet stove, a bathroom and a laundry room. A heated storage room for skis and a workshop complete this first apartment.

The ground floor, first level of the duplex apartment, has access to the terrace. The kitchen, open to the living room with a fireplace, opens onto Lake Geneva. A master suite with a bathroom completes this level.

Upstairs, second level of the duplex apartment, you will find 3 bedrooms, two shower rooms, a bathroom and a balcony to continue enjoying the view of the lake.

5 private parking spaces and a carport offer all the space needed for peaceful parking.

FEATURES

Type de bien:	House	Surface:	149.77 m ²	Terrain:	627.0 m ²
Charges:	-	Périodicité des charges:	-	Ascenseur:	-
Piscine:	-	Nombre de lots:	-	Taxe foncière:	€2,069.00
Parking:	-	Compléments de loyer:	-	NB de pièces:	7 rooms
NB de chambres:	6 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

ENERGY PERFORMANCE DIAGNOSTIC

Diagnostic de performance énergétique (DPE) : E 287kWh/m².year

Indice d'émission de gaz à effet de serre (GES) : B kg CO₂/m².an

Estimated amount of annual energy expenditure for standard use:
entre \$2,680.00 et \$3,680.00

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