



Thonon-les-Bains - Apartment of 124 sqm in the city center - Balcony - 3 bedrooms

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SELLING PRICE : €495,000

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

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2 Square Aristide Briand  
74200 Thonon-Les-Bains



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[leman@barnes-international.com](mailto:leman@barnes-international.com)

1 place du port  
74500 Evian-Les-Bains

## DESCRIPTION

In the "Le Louvre" program, we offer you this last flat of 124.45 sqm on the 2nd floor, facing South East; it offers a view on the Grande Rue.

The flat offers beautiful volumes with a living room of 44 sqm and an open kitchen.

The night part has 3 spacious bedrooms from 13.32 to 20.94 sqm and a bathroom.

Numerous cupboards and storage space, a balcony of more than 6 sq.m and a lift will complete this property in a historic and listed building in Thonon-les-Bains.

# FEATURES

Type de bien:	Apartment	Surface:	124.45 m <sup>2</sup>	Terrain:	-
Charges:	€120.00	Périodicité des charges:	€0.00	Ascenseur:	Yes
Piscine:	-	Nombre de lots:	-	Taxe foncière:	-
Parking:	-	Compléments de loyer:	-	NB de pièces:	4 rooms
NB de chambres:	3 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) : A -2kWh/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

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# BARNES

INTERNATIONAL REALTY

Léman



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