



Thonon-les-Bains - Port Ripaille - Detached house - 644 sqm garden - 3 bedrooms

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SELLING PRICE : €1,210,000

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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

Located in a privileged setting on the banks of Lake Geneva, in the private domain of Port Ripaille, this house offers a fenced garden.

On the ground floor, we discover a living-dining room with a wood stove opening onto a terrace opening onto the garden, then a fully equipped closed kitchen.

Upstairs, there are 3 bedrooms, one with a mezzanine, a bathroom and a bathroom.

A basement with laundry room and storage, an enclosed space outside for parking bicycles or motorcycles, 2 parking spaces and a boat space assigned to the marina complete this property.

# FEATURES

Type de bien:	House	Surface:	124.27 m <sup>2</sup>	Terrain:	644.0 m <sup>2</sup>
Charges:	-	Périodicité des charges:	-	Ascenseur:	-
Piscine:	-	Nombre de lots:	-	Taxe foncière:	€1,336.00
Parking:	-	Compléments de loyer:	-	NB de pièces:	6 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) : E 320kWh/m<sup>2</sup>.year

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

Estimated amount of annual energy expenditure for standard use:  
entre \$2,160.00 et \$2,960.00

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