



Thonon-les-Bains - Close to the pier and the city center - Manson house of 200 sqm - 3 bedrooms - Park of 4 084 sqm



SELLING PRICE : €1,950,000

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

THONON - This mansion villa, a stone's throw from the port and the quays, is located in an ideal environment, close to the city center. Built in a wooded park of 4,084 sqm, the house of 200 sqm offers a panoramic lake view.

The main level offers a large entrance leading to a beautiful living room as well as a kitchen.

Upstairs, you find 3 bedrooms, an office and a bathroom.

The last level has attics currently converted into a games room.

The full basement includes a laundry room, a cellar, a workshop, a bathroom as well as a large garage of more than 30 sqm.

Refreshment work is to be expected.

Excessive energy consumption in the home.

FEATURES

Type de bien:	House	Surface:	203.53 m ²	Terrain:	-
Charges:	-	Périodicité des charges:	-	Ascenseur:	-
Piscine:	-	Nombre de lots:	-	Taxe foncière:	-
Parking:	-	Compléments de loyer:	-	NB de pièces:	-
NB de chambres:	3 bedrooms	Honoraire à la charge:	to the buyer		

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) : F 365kWh/m².year

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

High energy consumption

Estimated amount of annual energy expenditure for standard use:
entre \$2,700.00 et \$3,690.00

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