



Thonon-les-Bains - Waterfront villa - Wooded park of 3 500 sqm - 7 bedrooms



SELLING PRICE : €2,700,000

EMAIL : LEMAN@BARNES-INTERNATIONAL.COM

SOLE AGENCY

2 Square Aristide Briand
74200 Thonon-Les-Bains



PHONE : +33450262626
leman@barnes-international.com

1 place du port
74500 Evian-Les-Bains

DESCRIPTION

EXCLUSIVE RIGHTS - Close to the Port de Rives and the Corzent district, this waterfront property, with its clean lines and quality renovation, also offers a 3 500 sqm wooded park which goes down to the lake.

The property is like a jewel, close and hidden at the same time.

The ground floor consists of a large living room entirely open onto a terrace of over 40 sqm, giving a view overlooking the lake and a magnificent view of Lake Geneva.

An equipped and functional kitchen, as well as a bedroom and a bathroom complete this level.

The upper floor has 4 additional bedrooms to accommodate your family or friends.

In the basement, two bedrooms with beautiful openings, overlooking the park and the lake, give the house an additional asset. A bathroom and a large garage complete this level.

To easily enjoy swimming, a removable pontoon is installed on the natural rock and gives you direct access to the lake.

FEATURES

Type de bien:	House	Surface:	152.37 m ²	Terrain:	-
Charges:	-	Périodicité des charges:	-	Ascenseur:	-
Piscine:	-	Nombre de lots:	-	Taxe foncière:	€1,844.00
Parking:	-	Compléments de loyer:	-	NB de pièces:	8 rooms
NB de chambres:	7 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) : C 166kWh/m².year

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

Estimated amount of annual energy expenditure for standard use:
entre \$1,410.00 et \$1,960.00

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