BARNES INTERNATIONAL REALTY | Léman

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Thonon-les-Bains - Property of 186 sqm - Lake view - Ground of 700 sqm - 7 bedrooms

SELLING PRICE : €935,000

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

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DESCRIPTION

Thonon-les-Bains. In the quiet and residential district of Ermitage, a stone's throw from the city center and all amenities, discover this family property enjoying a view of Lake Geneva.

This 186 sqm house (217 sqm total surface area) is currently divided into 3 apartments.

On the ground floor, the first apartment consists of an entrance hall, a living room and a equipped kitchen as well as three bedrooms and a bathroom.

On the first floor, the second apartment offers the same configuration.

On the 2nd floor, the 3rd apartment includes a living room, an equipped kitchen as well as a bedroom with dressing room and a bathroom.

The house offers great rental potential.

An enclosed, wooded plot of 700 sqm and a garage or parking space complete this house.

FEATURES

Type de bien:	House	Surface:	186.0 m^2	Terrain:	700.0 m^2
Charges:	-	Périodicité des charges:	-	Ascenseur:	-
Piscine:	-	Nombre de lots:	-	Taxe foncière:	€1,272.00
Parking:	-	Compléments de loyer:	-	NB de pièces:	10 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) : E 280kWh/m^2.year

Indice d'émission de gaz à effet de serre (GES) : E kg CO2/m^2.an

Estimated amount of annual energy expenditure for standard use:
entre $1,320.00 et $1,830.00

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