



Thonon-les-Bains - Close to the pier - Family villa with swimming pool - Land of  
1 500 sqm - 3 bedrooms

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SELLING PRICE : €890,000

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

2 Square Aristide Briand  
74200 Thonon-Les-Bains



PHONE : +33450262626  
[leman@barnes-international.com](mailto:leman@barnes-international.com)

1 place du port  
74500 Evian-Les-Bains

## DESCRIPTION

Ripaille sector. Located in a quiet, residential and sought-after area of Thonon-les-Bains, this property is a few steps from Lake Geneva and has approximately 207 sqm.

The villa offers a view of the mountains as well as beautiful volumes. Its interior layout can be completely redesigned.

The ground floor consists of an entrance hall serving two living rooms, a dining room and a kitchen with an adjoining pantry.

On this main level, there is a master bedroom with bathroom and dressing room as well as a second bedroom and another bathroom.

The 1st floor serves a large room now used as an office, but which can be converted into a bedroom.

The wooded garden is equipped with a swimming pool measuring 11 by 4 meters, surrounded by a tiled terrace.

A full basement, a cellar, a laundry room, a boiler room and two garages complete this property.

renovations to predict.

# FEATURES

Type de bien:	House	Surface:	207.35 m <sup>2</sup>	Terrain:	1500.0 m <sup>2</sup>
Charges:	-	Périodicité des charges:	-	Ascenseur:	-
Piscine:	-	Nombre de lots:	-	Taxe foncière:	€2,734.00
Parking:	-	Compléments de loyer:	-	NB de pièces:	5 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) : D 184kWh/m<sup>2</sup>.year

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

Estimated amount of annual energy expenditure for standard use:  
entre \$2,480.00 et \$3,410.00

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