



Thonon-les-Bains - Residential area - Building plot of land - View of Lake



SELLING PRICE : €769,000

EMAIL : LEMAN@BARNES-INTERNATIONAL.COM

SOLE AGENCY

2 Square Aristide Briand
74200 Thonon-Les-Bains



PHONE : 04 50 26 26 26
leman@barnes-international.com

1 place du port
74500 Evian-Les-Bains

DESCRIPTION

EXCLUSIVE RIGHTS - Ermitage district. Located in a quiet and residential area classified as a “remarkable urban building”, this beautiful plot of land offers 2 335 sqm including 1 582 sqm buildable.

On the heights of Thonon-les-Bains and located close to the city center, the train station and all amenities, the plot is oriented towards the lake and mountains.

The CES is 30% and the maximum height 9 meters at the ridge which allows the construction of a villa of more than 400 sqm.

FEATURES

Type de bien:	Land	Surface:	2335.0 m ²	Terrain:	-
Charges:	-	Périodicité des charges:	-	Ascenseur:	-
Piscine:	-	Nombre de lots:	-	Taxe foncière:	-
Parking:	-	Compléments de loyer:	-	NB de pièces:	-
NB de chambres:	-	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) : A -1kWh/m².year

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

2 Square Aristide Briand
74200 Thonon-Les-Bains



PHONE : 04 50 26 26 26
leman@barnes-international.com

1 place du port
74500 Evian-Les-Bains



2 Square Aristide Briand
74200 Thonon-Les-Bains



PHONE : 04 50 26 26 26
leman@barnes-international.com

1 place du port
74500 Evian-Les-Bains