



Vallée d'Abondance - Vacheresse - Renovated Traditional Chalet - 14  
Bedrooms

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SELLING PRICE : €1,415,000

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1 place du port  
74500 Evian-Les-Bains

## DESCRIPTION

VACHERESSE - This large traditional chalet built over 3 floors is sold fully furnished. Renovated until 2015, it is nestled in the setting of the Abondance valley. Between the Franco-Swiss mountains and the beauty of Lake Geneva; the Abondance valley offers a natural living environment.

The chalet offers 3 living rooms on each floor illuminated by bay windows. A professional kitchen is located on the middle floor and 2 kitchenettes on the other two levels

The sleeping area totals 14 bedrooms with shower rooms and bathrooms.

The ground floor is made up of a sauna, a hammam, a fitness room, a typical regional carnotzet, a wine cellar, technical rooms and a laundry room. 3 terraces, several balconies and a plot of 1 940 sq.m complete this property.

# FEATURES

Type de bien:	House	Surface:	841.76 m <sup>2</sup>	Terrain:	1940.0 m <sup>2</sup>
Charges:	-	Périodicité des charges:	€0.00	Ascenseur:	-
Piscine:	-	Nombre de lots:	-	Taxe foncière:	€3,336.00
Parking:	-	Compléments de loyer:	-	NB de pièces:	20 rooms
NB de chambres:	14 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) : B 104kWh/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 \$4,993.00 et \$4,993.00

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# BARNES

INTERNATIONAL REALTY

## Léman



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