



Veigy-Foncenex - Quiet area - Villa with swimming pool - Land of 1 470 sqm - 5 bedrooms

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SELLING PRICE : €1,090,000

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SOLE AGENCY

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1 place du port  
74500 Evian-Les-Bains

## DESCRIPTION

**EXCLUSIVE RIGHTS** - Near the Swiss border - Located in a cul-de-sac, this villa of approximately 173 sqm offers a calm and peaceful environment.

On the ground floor, the house offers an entrance leading to a bright living room of approximately 32 sqm; we see an open kitchen, a living room then we discover a master bedroom with bathroom and dressing room.

Upstairs, a hallway gives access to 3 additional bedrooms and a bathroom.

The basement of the house includes a hallway, 2 additional sleeping areas, a laundry room and a wine cellar.

The 1 470 sqm park is nicely wooded and equipped with a heated swimming pool and a double carport.

# FEATURES

Type de bien:	House	Surface:	173.0 m <sup>2</sup>	Terrain:	1470.0 m <sup>2</sup>
Charges:	-	Périodicité des charges:	-	Ascenseur:	-
Piscine:	-	Nombre de lots:	-	Taxe foncière:	€1,932.00
Parking:	-	Compléments de loyer:	-	NB de pièces:	8 rooms
NB de chambres:	5 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 243kWh/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 \$2,430.00 et \$3,360.00

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