



Yvoire - Family House - Garden 800 sq.m - 4 bedrooms

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SELLING PRICE : Sold

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2 Square Aristide Briand  
74200 Thonon-Les-Bains



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

1 place du port  
74500 Evian-Les-Bains

## DESCRIPTION

A few steps from the medieval city, this village is ranked among the most beautiful in France. Close to schools and school transport, this house is ideally located near Lake Geneva with the possibility of taking the boat to reach Switzerland.

Come and discover in a residential, quiet and quality area, this family home built in 2011. Covering an area of approximately 148 sq.m of living space with approximately 179 sq.m of floor space, this villa is built on a landscaped garden of 800 sq.m.

We discover on one level, an entrance with storage, a fitted kitchen, a large, very bright living room with a central fireplace. An office, a shower room and a laundry room complete this level.

Upstairs, the sleeping area consists of a master suite with a bathroom and a dressing room as well as 3 other bedrooms with storage and a bathroom. An unobstructed view with a glimpse of Lake Geneva reinforces the assets of this beautiful villa.

A large double garage with multiple storage possibilities, three parking spaces and a garden shed complete this house.

## FEATURES

Type de bien:	House	Surface:	148.0 m <sup>2</sup>	Terrain:	800.0 m <sup>2</sup>
Charges:	€200.00	Périodicité des charges:	€0.00	Ascenseur:	-
Piscine:	-	Nombre de lots:	-	Taxe foncière:	€1,530.00
Parking:	-	Compléments de loyer:	-	NB de pièces:	7 rooms
NB de chambres:	4 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) : C 159kWh/m<sup>2</sup>.year

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

Estimated amount of annual energy expenditure for standard use:  
entre \$1,290.00 et \$1,820.00

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