



Yvoire - Chalet near lake - Swimming pool - 4 bedrooms

---



SELLING PRICE : €1,580,000

---

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

---

2 Square Aristide Briand  
74200 Thonon-Les-Bains



PHONE : 04 50 26 26 26  
[leman@barnes-international.com](mailto:leman@barnes-international.com)

1 place du port  
74500 Evian-Les-Bains

## DESCRIPTION

Between Geneva and Thonon-les-Bains, come and discover this complex of more than 2 hectares, a few steps from Lake Geneva, in a very private domain.

We offer you a large chalet of approximately 170 sq.m of living space. It consists of a kitchen with adjoining dining area, a living room with fireplace, a living room and several terraces. 4 bedrooms and two bathrooms complete this property.

Also discover a second chalet consisting of a summer kitchen with dining area and adjoining a workshop and a carport.

The property offers for your comfort, a pool house adjoining the outdoor heated swimming pool.

Excessive energy consumption.

# FEATURES

Type de bien:	House	Surface:	169.06 m <sup>2</sup>	Terrain:	20849.0 m <sup>2</sup>
Charges:	-	Périodicité des charges:	-	Ascenseur:	-
Piscine:	-	Nombre de lots:	-	Taxe foncière:	-
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) : F 342kWh/m<sup>2</sup>.year

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

High energy consumption

Estimated amount of annual energy expenditure for standard use:  
entre \$3,570.00 et \$4,900.00

---

2 Square Aristide Briand  
74200 Thonon-Les-Bains



PHONE : 04 50 26 26 26  
[leman@barnes-international.com](mailto: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](mailto:leman@barnes-international.com)

1 place du port  
74500 Evian-Les-Bains