



Allinges - House with swimming pool - Panoramic lake view - Land of 1 275 sqm -
5 bedrooms



SELLING PRICE : €990,000

EMAIL : LEMAN@BARNES-INTERNATIONAL.COM

SOLE AGENCY

2 Square Aristide Briand
74200 Thonon-Les-Bains



PHONE : +33450262626
leman@barnes-international.com

1 place du port
74500 Evian-Les-Bains

DESCRIPTION

EXCLUSIVE RIGHTS - Allinges. Near Thonon-les-Bains, this house was built on 3 levels:

On the ground floor, the house offers an entrance, a living room, an open fitted kitchen, a pantry, plenty of storage space, a bathroom and an outside sauna.

On the lower level, the sleeping area has 4 bedrooms, two bathrooms and storage space, with a laundry room.

On the 1st floor, there is access to a mezzanine, another living room and a master suite with an additional bathroom.

A garage, an attic, two cellars, a garden shed, a jacuzzi, a heated swimming pool with lake view and a bioclimatic pergola complete this property.

FEATURES

Type de bien:	House	Surface:	169.87 m ²	Terrain:	1275.0 m ²
Charges:	-	Périodicité des charges:	-	Ascenseur:	-
Piscine:	-	Nombre de lots:	-	Taxe foncière:	€1,510.00
Parking:	-	Compléments de loyer:	-	NB de pièces:	6 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

ENERGY PERFORMANCE DIAGNOSTIC

Diagnostic de performance énergétique (DPE) : D 199kWh/m².year

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

Estimated amount of annual energy expenditure for standard use:
entre \$1,790.00 et \$2,470.00

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