



Chevenoz - Old farmhouse renovated into a chalet - Outdoor swimming pool -
Jacuzzi - 2 043 sqm of land - 7 bedrooms



SELLING PRICE : €1,500,000

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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 - 20 minutes from Évian-les-Bains, in an enchanting setting, offering a panoramic view of the Abondance valley, come and discover this old farmhouse whose ashlar structure decorated with larch trees as well as the lauze roof make it a residence with character.

Renovated in 2010, this property offers 355 sqm of living space.

Facing south, you can enjoy the sunshine all day long.

On the ground floor, there is an entrance hall, 5 bedrooms and a bathroom.

On the garden level, you have access to a storage space, a master suite, a living room and a kitchen.

On the first floor, the property has a type 2Bis flat with an independent entrance, a living room, a dining room, an open kitchen, a bathroom, a bedroom and a mezzanine. It is possible to combine this property into a single lot.

Its potential, its heated swimming pool and its jacuzzi, allow a tourist activity of type lodging or rooms of hosts.

Many storage spaces, cellars, garages and a carport complete this property.

FEATURES

Type de bien:	House	Surface:	355.0 m ²	Terrain:	2043.0 m ²
Charges:	-	Périodicité des charges:	-	Ascenseur:	-
Piscine:	-	Nombre de lots:	-	Taxe foncière:	€2,726.00
Parking:	-	Compléments de loyer:	-	NB de pièces:	12 rooms
NB de chambres:	7 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) : E 331kWh/m².year

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

Estimated amount of annual energy expenditure for standard use:
entre \$6,440.00 et \$8,770.00

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