



Évian-les-Bains - Furnished apartment of 60 sqm - Balcony - 2 bedrooms

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SELLING PRICE : €375,000

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

SOLE AGENCY

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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

**EXCLUSIVE** - Heights of Évian-les-Bains. Located on the 1st floor of a secure residence, this apartment benefits from a beautiful lake view while being close to shops.

The apartment offers an entrance with cupboard, a fully equipped kitchen, open to the living room which leads to a terrace facing Lake Geneva.

the sleeping area offers two beautiful bedrooms facing the lake, one of the bedrooms accesses the terrace and a bathroom with a laundry area.

An outside parking space completes this property.

# FEATURES

Type de bien:	Apartment	Surface:	60.42 m <sup>2</sup>	Terrain:	-
Charges:	€2,388.00	Périodicité des charges:	€0.00	Ascenseur:	Yes
Piscine:	-	Nombre de lots:	236	Taxe foncière:	-
Parking:	-	Compléments de loyer:	-	NB de pièces:	3 rooms
NB de chambres:	2 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) : B 79kWh/m<sup>2</sup>.year

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

Estimated amount of annual energy expenditure for standard use:  
entre \$370.00 et \$550.00

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