



Évian-les-Bains - 3 room apartment with terrace - Lake view - 2 bedrooms

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SELLING PRICE : €440,000

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2 Square Aristide Briand  
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1 place du port  
74500 Evian-Les-Bains

## DESCRIPTION

Évian-les-Bains, this 2-bedroom apartment with a surface area of 69 sqm features a terrace with triple exposure.

Located on the 2nd floor of a high-end residence built in 2018, it offers an entrance with closets, a living-dining area with a kitchen opening on all sides to the terrace.

The night area consists of two bedrooms and a shower room.

The apartment boasts high-quality finishes, including meticulous attention to the carpentry.

The property is sold with a private garage in the basement.

# FEATURES

Type de bien:	Apartment	Surface:	69.13 m <sup>2</sup>	Terrain:	-
Charges:	€1,374.00	Périodicité des charges:	€0.00	Ascenseur:	-
Piscine:	-	Nombre de lots:	-	Taxe foncière:	€982.00
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 104kWh/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 \$380.00 et \$570.00

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