



Évian-les-Bains - Villa of 262 sqm - Swimming pool - Land of 1 922 sqm - 6 bedrooms



SELLING PRICE : €1,325,000

EMAIL : LEMAN@BARNES-INTERNATIONAL.COM

2 Square Aristide Briand
74200 Thonon-Les-Bains



PHONE : +33450262626
leman@barnes-international.com

1 place du port
74500 Evian-Les-Bains

DESCRIPTION

Built in the 1970s on the heights of Évian-les-Bains, this opulent house enjoys a view of the lake.

Designed on two levels, the house offers on the ground floor an entrance, a closed kitchen of 15 sqm, a living-dining room with fireplace opening onto a balcony facing Lake Geneva.

Two beautiful lake-facing rooms are connected by a balcony; to the south, a bathroom and the 3rd bedroom open onto the garden.

On the lower ground floor, the property offers an adjoining kitchen, a living room with wood stove, 2 cellars, a laundry room and 3 bedrooms, 2 of which face the lake.

A superb outdoor kitchen, a landscaped garden, a carport for two cars, a garden shed, and a swimming pool complete the property.

Excessive energy consumption.

FEES INCLUDED AT THE CHARGE OF THE PURCHASER

FEATURES

Type de bien:	House	Surface:	262.0 m ²	Terrain:	1922.0 m ²
Charges:	-	Périodicité des charges:	-	Ascenseur:	-
Piscine:	-	Nombre de lots:	-	Taxe foncière:	-
Parking:	-	Compléments de loyer:	-	NB de pièces:	8 rooms
NB de chambres:	6 bedrooms	Honoraire à la charge:	to the buyer		

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 327kWh/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 \$4,330.00 et \$5,910.00

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