



Évian-les-Bains - Lake view chalet - 2 terraces - 4 bedrooms



SELLING PRICE : €570,000

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

Located on the heights of Évian-les-Bains, this well-maintained chalet with lake view is built on a plot of 1 141 sqm and has two terraces: one to the south and the other to the north.

The ground floor offers a 27 sqm living room with a wood stove. The independent kitchen is fully equipped. On this level there is a master suite with dressing room and a bathroom.

The first floor offers two other bedrooms, a bathroom and a mezzanine that can be used as a playroom or office.

A semi-buried basement leads to a garage, a cellar, a fourth bedroom as well as an additional bathroom.

FEATURES

| | | | | | |
|-----------------|------------|--------------------------|----------------------|----------------|-----------|
| Type de bien: | House | Surface: | 90.56 m ² | Terrain: | - |
| Charges: | - | Périodicité des charges: | - | Ascenseur: | - |
| Piscine: | - | Nombre de lots: | - | Taxe foncière: | €1,144.00 |
| Parking: | - | Compléments de loyer: | - | NB de pièces: | 6 rooms |
| NB de chambres: | 4 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 315kWh/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 \$2,100.00 et \$2,920.00

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