



Larringes - Old farm - Land of 1 341 sqm - Plateau to be completed - Several bedrooms



SELLING PRICE : €399,000

EMAIL : LEMAN@BARNES-INTERNATIONAL.COM

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 - Plateau de Gavot. This old farm currently being renovated is quietly located in the center of a hamlet and close to Hauts d'Évian-les-Bains.

The 1st floor offers a large living room of more than 45 sqm facing northwest with an open fitted kitchen, as well as a bedroom and a bathroom.

The ground floor is made up of a double garage with automatic door, a boiler room and a beautiful storage-laundry space.

On the 2nd and last floor there is a raw area of approximately 70 sqm to be transformed into bedrooms and bathroom. Once this level has been renovated, the house will offer approximately 138 sqm of living space to be arranged according to your wishes.

The structural work has been completely redone: the roof, the insulation, the joinery, the heating, the electricity and the plumbing.

FEATURES

Type de bien:	House	Surface:	138.55 m ²	Terrain:	1341.0 m ²
Charges:	-	Périodicité des charges:	-	Ascenseur:	-
Piscine:	-	Nombre de lots:	-	Taxe foncière:	€722.00
Parking:	-	Compléments de loyer:	-	NB de pièces:	6 rooms
NB de chambres:	1 bedroom	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) : C 144kWh/m².year

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

Estimated amount of annual energy expenditure for standard use:
entre \$1,710.00 et \$2,360.00

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