



Lugrin - House near the lake - 6 rooms - Léman view - 3 bedrooms



SELLING PRICE : €579,000

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 - Nestled just a stone's throw from the lake and just 5 minutes by car from Evian-les-Bains, this house overlooking Lake Geneva offers around 160 sqm of living space, in a verdant and very quiet setting.

Built in the 60s, it has been extended and renovated over the years. It is arranged over 3 levels and offers 6 rooms, a balcony and a terrace with a beautiful view of the lake.

The first floor features an entrance hall, living room with fireplace, large kitchen, dining room opening onto the garden, shower room and storeroom.

The 1st floor features a balcony with lake view, two spacious bedrooms, a large landing with sitting area, and a bathroom with double basin.

The upper level offers a very large bedroom with lake view, a terrace, a shower room and a large landing for additional sleeping space.

Outside, the property has an annexe of approx. 50 sqm comprising a garage with storage room, which could be converted for living space.

In the garden, there's a swimming pool with a wooden deck, as well as a large terrace with a beautiful, unoverlooked view of Lake Geneva. A storage room completes the garden layout.

FEATURES

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|-----------------|------------|--------------------------|-----------------------|----------------|-----------------------|
| Type de bien: | House | Surface: | 157.27 m ² | Terrain: | 1091.0 m ² |
| Charges: | - | Périodicité des charges: | - | Ascenseur: | - |
| Piscine: | - | Nombre de lots: | - | Taxe foncière: | €1,134.00 |
| Parking: | - | Compléments de loyer: | - | NB de pièces: | 6 rooms |
| NB de chambres: | 3 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 324kWh/m².year

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

Estimated amount of annual energy expenditure for standard use:
entre \$4,890.00 et \$6,660.00

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