



Le Lyaud - 388 sqm wooden frame house - Indoor swimming pool - Land of 2
020 sqm - 3 bedrooms



SELLING PRICE : €1,690,000

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 - On the heights of Thonon-les-Bains, this contemporary house, nestled in nature, quiet with exceptional services is in perfect condition; it offers a tailor-made kitchen open to a dining room with a TV lounge and fireplace.

The living room is convivial, it opens onto a large south-west facing and vegetated terrace; this space is sunny; it benefits from a large indoor swimming pool, a bar, a fitness room and a wood-burning stove.

Upstairs, the sleeping area totals a bedroom that can be converted into an office or library and two other bedrooms.

In the basement, there are two separate garages, a workshop, a wine cellar, a pantry and a laundry room.

FEATURES

Type de bien:	House	Surface:	388.32 m ²	Terrain:	2020.0 m ²
Charges:	-	Périodicité des charges:	-	Ascenseur:	-
Piscine:	-	Nombre de lots:	-	Taxe foncière:	€2,473.00
Parking:	-	Compléments de loyer:	-	NB de pièces:	5 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) : D 220kWh/m².year

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

Estimated amount of annual energy expenditure for standard use:
entre \$4,046.00 et \$4,046.00

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