



Le Lyaud - Terrain constructible et viabilisé - Superficie totale de 914 sqm



SELLING PRICE : €295,000

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

Residential neighborhood. Situated between Thonon-les-Bains and Reyvroz, this plot of land offers an ideal living environment with all amenities: school, doctor, shops and local market in a green setting.

The 914 sqm plot has many advantages: it is serviced, flat and accessible, has a CES of 0.25 and a maximum height of 9 m at the ridge, making it possible to build a 228 sqm villa with planning permission.

FEATURES

| | | | | | |
|-----------------|------|--------------------------|----------------------|----------------|---|
| Type de bien: | Land | Surface: | 914.0 m ² | Terrain: | - |
| Charges: | - | Périodicité des charges: | - | Ascenseur: | - |
| Piscine: | - | Nombre de lots: | - | Taxe foncière: | - |
| Parking: | - | Compléments de loyer: | - | NB de pièces: | - |
| NB de chambres: | - | 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) : A -1kWh/m².year

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

2 Square Aristide Briand
74200 Thonon-Les-Bains



PHONE : +33450262626
leman@barnes-international.com

1 place du port
74500 Evian-Les-Bains

2 Square Aristide Briand
74200 Thonon-Les-Bains



PHONE : +33450262626
leman@barnes-international.com

1 place du port
74500 Evian-Les-Bains