



Meillerie - House with lake view - Near Swiss border - 7 rooms - 4 bedrooms

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SELLING PRICE : €860,000

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2 Square Aristide Briand  
74200 Thonon-Les-Bains



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1 place du port  
74500 Evian-Les-Bains

## DESCRIPTION

Nestled a few steps from the lake and just 5 minutes from the border of Saint Gingolph, this house with breathtaking views of Lake Geneva offers a privileged living environment.

The very recent renovation of this house gives it good energy performance and a current style. It has a living area of 195 sqm for a total useful area of 226 sqm.

The basement has a gym, sauna, pantry, boiler room and cellar.

The ground floor consists of an entrance, a dining room, a fully equipped kitchen, a living room with balcony overlooking the garden and offering a magnificent view.

On the first floor, the sleeping area has two bedrooms and a master suite with bathroom and dressing room.

The second and last floor accommodates an additional bedroom, a bathroom as well as a large room that can be used as an office, games room, cinema room, etc.

The house benefits from a garden with a large lake view terrace and very quick access to the beach.

# FEATURES

Type de bien:	House	Surface:	195.0 m <sup>2</sup>	Terrain:	236.0 m <sup>2</sup>
Charges:	-	Périodicité des charges:	-	Ascenseur:	-
Piscine:	-	Nombre de lots:	-	Taxe foncière:	€1,350.00
Parking:	-	Compléments de loyer:	-	NB de pièces:	7 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](http://www.georisques.gouv.fr)

## ENERGY PERFORMANCE DIAGNOSTIC

Diagnostic de performance énergétique (DPE) : C 139kWh/m<sup>2</sup>.year

Indice d'émission de gaz à effet de serre (GES) : A kg CO<sub>2</sub>/m<sup>2</sup>.an

Estimated amount of annual energy expenditure for standard use:  
entre \$870.00 et \$1,240.00

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