



Neuvecelle - Chalet with panoramic lake view - 3 bedrooms



SELLING PRICE : €640,000

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 - Located just 10 minutes from the Évian-les-Bains landing stage for Switzerland, in a quiet environment and close to hiking trails, this chalet with 141 sqm of living space overlooks a wooded park of nearly 4 000 sqm.

It has a panoramic view of Lake Geneva and the surrounding mountains.

It is laid out on two levels connected by an interior staircase.

On the ground floor it offers an independent apartment with living room, kitchen, bedroom and bathroom.

A laundry area with boiler room, a storage room, as well as a workshop complete this level.

Upstairs it offers a large living-dining room giving access to a lake view balcony, a semi-open kitchen opening onto a south-facing terrace, 2 bedrooms with a view, a bathroom and a mezzanine.

Significant energy and aesthetic renovations have been implemented and give this 70's chalet an impeccable presentation that meets current standards.

Two spacious garages and numerous parking spaces, as well as a "Mazot" style garden shed and a cellar, complete this property.

FEATURES

Type de bien:	Chalet	Surface:	141.52 m ²	Terrain:	3969.0 m ²
Charges:	-	Périodicité des charges:	-	Ascenseur:	-
Piscine:	-	Nombre de lots:	-	Taxe foncière:	€2,084.00
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) : C 174kWh/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 \$1,320.00 et \$1,850.00

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