



Neuvecelle - Chalet on 3 levels - Lake Geneva view - Terraces - 4 bedrooms

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SELLING PRICE : €795,000

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SOLE AGENCY

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1 place du port  
74500 Evian-Les-Bains

## DESCRIPTION

**EXCLUSIVE RIGHTS** - On the heights of Évian-les-Bains, this chalet of approximately 116 sqm is built on a plot of 400 sqm.

The chalet was built in 2012 on 3 levels:

On the ground floor, it offers an entrance with cupboard, a living room, living-dining room, opening onto a fully furnished terrace on the west side.

Upstairs, the chalet offers 3 bedrooms and a bathroom made with quality materials. One of the bedrooms, the master suite, has a private balcony with a view of the lake.

On the lower ground floor, a guest bedroom with an independent entrance and bathroom as well as a laundry room and a storage room complete this property.

A terrace and a carport, with electric car socket, a balcony to the north, complete this chalet in perfect condition which will seduce you with its calm and sunshine.

# FEATURES

|                 |            |                          |                      |                |           |
|-----------------|------------|--------------------------|----------------------|----------------|-----------|
| Type de bien:   | House      | Surface:                 | 116.3 m <sup>2</sup> | Terrain:       | -         |
| Charges:        | -          | Périodicité des charges: | -                    | Ascenseur:     | -         |
| Piscine:        | -          | Nombre de lots:          | -                    | Taxe foncière: | €1,539.00 |
| Parking:        | -          | Compléments de loyer:    | -                    | NB de pièces:  | 6 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 151kWh/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 \$980.00 et \$1,370.00

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