



Neuvecelle - Contemporary single storey villa - Swimming pool - 4 bedrooms

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SELLING PRICE : €990,000

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2 Square Aristide Briand  
74200 Thonon-Les-Bains



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[leman@barnes-international.com](mailto:leman@barnes-international.com)

1 place du port  
74500 Evian-Les-Bains

## DESCRIPTION

Located in a residential area, at the end of a cul-de-sac near Évian-les-Bains, this recent house opens through large windows onto a modern garden with swimming pool.

The south-west facing living room consists of a fitted kitchen open to the dining room and the living room with high ceilings.

In the extension, an office space allows you to work with a view of the swimming pool.

The house offers 4 bedrooms with wardrobes including a master suite and a bathroom.

The flat and enclosed land of 995 sqm offers privacy and remains easy to maintain.

A double garage with plenty of storage space and two parking spaces complete this property.

# FEATURES

Type de bien:	House	Surface:	164.24 m <sup>2</sup>	Terrain:	995.0 m <sup>2</sup>
Charges:	-	Périodicité des charges:	-	Ascenseur:	-
Piscine:	-	Nombre de lots:	-	Taxe foncière:	€2,349.00
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) : A 60kWh/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 \$630.00 et \$910.00

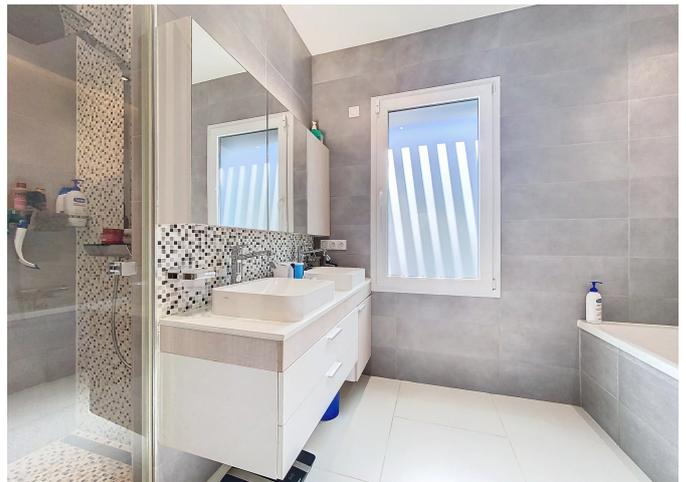
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