



Neuvecelle - House of 218 sqm - Swimming pool - Land of 1 545 sqm - 5 bedrooms



SELLING PRICE : €897,000

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

On the heights of Évian-les-Bains, lulled by the charm of a stream, this family home has conviviality as its main asset.

On the ground floor, the villa offers a kitchen open to the dining room, a living room, all giving access to a shaded terrace.

We also discover an office, a master suite, with a walk-in shower and a large dressing room.

The first floor consists of 2 bedrooms and a bathroom.

On the mezzanine floor, an office, a guest bedroom, a bathroom with sauna and a carnotzet.

The house also has a large garage, a workshop and a laundry room.

Outside, a heated swimming pool, a bar, all on a plot of 1 545 sqm.

FEATURES

Type de bien:	House	Surface:	218.03 m ²	Terrain:	-
Charges:	-	Périodicité des charges:	-	Ascenseur:	-
Piscine:	-	Nombre de lots:	-	Taxe foncière:	€1,917.00
Parking:	-	Compléments de loyer:	-	NB de pièces:	6 rooms
NB de chambres:	5 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 125kWh/m².year

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

Estimated amount of annual energy expenditure for standard use:
entre \$1,711.00 et \$1,711.00

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