



Neuvecelle - 2 contemporary villas - Lake view - Dépendance - 11 bedrooms



SELLING PRICE : €4,500,000

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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 edge of the Mateirons. Unique property composed of 2 contemporary villas and a chalet in a quiet and sought-after area of Neuvecelle; it offers a living area of 547 sqm. This complex is located in a green environment, close to amenities.

The first villa includes a bright living room with modern equipped kitchen, four bedrooms with their private bathroom. It also benefits from an independent studio, a games room, a large garage, a terrace allowing you to contemplate Lake Geneva.

The second villa has a living room facing the lake with an open kitchen. Four bedrooms with adjoining bathrooms, a studio, a large room that can be used as a cinema room or gym, a cellar and a garage complete this villa.

An independent T2 type chalet at the entrance to the property can be used as a caretaker's house.

The services include integrated home automation, large bay windows with adjustable sunshades, underfloor heating connected to a heat pump.

The houses are built on a landscaped plot of 2 000 sqm with swimming pool and several outdoor parking spaces.

FEATURES

Type de bien:	House	Surface:	547.17 m ²	Terrain:	2000.0 m ²
Charges:	-	Périodicité des charges:	-	Ascenseur:	-
Piscine:	-	Nombre de lots:	-	Taxe foncière:	€8,820.00
Parking:	-	Compléments de loyer:	-	NB de pièces:	15 rooms
NB de chambres:	11 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) : A 65kWh/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 \$1,190.00 et \$1,670.00

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