



Publier - Architect-designed villa - View of Lake Geneva - Swimming pool - 4 bedrooms



SELLING PRICE : €1,290,000

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

Close to the Golf of Évian-les-Bains. This architect-designed house of approximately 186 sqm is built on 1 181 sqm decorated land with a swimming pool.

The main floor offering triple exposure is composed of a cathedral living room semi-open to the kitchen; this level also offers a master suite and an office.

the first floor has 3 bedrooms and offers a beautiful space for relaxation and conviviality with a library and a Tropezian terrace converted into a veranda to enjoy a “four seasons” space.

A double garage, storage, and a mazot complete this property.

FEATURES

Type de bien:	House	Surface:	186.83 m ²	Terrain:	1181.0 m ²
Charges:	-	Périodicité des charges:	-	Ascenseur:	-
Piscine:	-	Nombre de lots:	-	Taxe foncière:	€2,386.00
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

ENERGY PERFORMANCE DIAGNOSTIC

Diagnostic de performance énergétique (DPE) : D 204kWh/m².year

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

Estimated amount of annual energy expenditure for standard use:
entre \$4,010.00 et \$5,530.00

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