



Sciez-sur-Léman - Villa with swimming pool - 3 bedrooms



SELLING PRICE : €695,000

EMAIL : LEMAN@BARNES-INTERNATIONAL.COM

SOLE AGENCY

2 Square Aristide Briand
74200 Thonon-Les-Bains



PHONE : +33450262626
leman@barnes-international.com

1 place du port
74500 Evian-Les-Bains

DESCRIPTION

EXCLUSIVE RIGHTS - Prailles. Built in a quiet and residential area in Sciez-sur-Léman, this house offers flat, wooded land of more than 1 000 sqm. The large swimming pool surrounded by a terrace benefits from several exhibitions.

the main level offers a living room with fireplace, a cathedral dining room opening onto the kitchen and the veranda.

Upstairs, the sleeping area has 3 attic bedrooms, a bathroom, storage spaces and a balcony.

A garage with storage, two garden sheds and three parking spaces complete this property.

FEATURES

Type de bien:	House	Surface:	118.64 m ²	Terrain:	-
Charges:	€300.00	Périodicité des charges:	€0.00	Ascenseur:	-
Piscine:	-	Nombre de lots:	-	Taxe foncière:	€1,435.00
Parking:	-	Compléments de loyer:	-	NB de pièces:	5 rooms
NB de chambres:	3 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) : E 264kWh/m².year

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

Estimated amount of annual energy expenditure for standard use:
entre \$2,210.00 et \$3,050.00

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