



Thonon-les-Bains - Apartment 48 sqm - Lake view - 1 bedroom

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SELLING PRICE : €190,000

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EMAIL : [LEMAN@BARNES-INTERNATIONAL.COM](mailto:LEMAN@BARNES-INTERNATIONAL.COM)

SOLE AGENCY

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2 Square Aristide Briand  
74200 Thonon-Les-Bains



PHONE : +33450262626  
[leman@barnes-international.com](mailto:leman@barnes-international.com)

1 place du port  
74500 Evian-Les-Bains

## DESCRIPTION

**EXCLUSIVE RIGHTS** - This type 2 bis apartment is quietly located at the end of a cul-de-sac and benefits from a lake and mountain view. This property is built on the second and last floor of a small residence made up of 3 apartments.

The apartment offers an entrance with pantry, a northwest-facing living room with lots of light. It offers a clear view of Lake Geneva; an equipped kitchen, a bedroom with mountain view, an office area and a bathroom.

It is sold with a large cellar.

Currently free of occupation.

# FEATURES

Type de bien:	Apartment	Surface:	47.07 m <sup>2</sup>	Terrain:	-
Charges:	€800.00	Périodicité des charges:	€0.00	Ascenseur:	-
Piscine:	-	Nombre de lots:	8	Taxe foncière:	€616.00
Parking:	-	Compléments de loyer:	-	NB de pièces:	2 rooms
NB de chambres:	1 bedroom	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) : E 295kWh/m<sup>2</sup>.year

Indice d'émission de gaz à effet de serre (GES) : E kg CO<sub>2</sub>/m<sup>2</sup>.an

Estimated amount of annual energy expenditure for standard use:  
entre \$1,280.00 et \$1,780.00

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