



Thonon-les-Bains - House of 152 sqm - Terraces - Land of 955 sqm - 3 bedrooms

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SELLING PRICE : €915,000

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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** - At the end of a dead end street and in a quiet area, this contemporary house is bright; it offers:

On the ground floor, a kitchen open to the living room and the dining room open onto a 27 sqm terrace facing south.

On this same level, the house offers a master suite with dressing room, a private bathroom, a large dressing room easily convertible into an office, a laundry room and a garage with electric gate for 2 cars.

Upstairs, two bedrooms and a bathroom as well as a library area complete the sleeping area.

A half-basement with a large storage room, and a wooded garden complete this property.

# FEATURES

Type de bien:	House	Surface:	152.1 m <sup>2</sup>	Terrain:	955.0 m <sup>2</sup>
Charges:	-	Périodicité des charges:	-	Ascenseur:	-
Piscine:	-	Nombre de lots:	-	Taxe foncière:	€1,871.00
Parking:	-	Compléments de loyer:	-	NB de pièces:	6 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](http://www.georisques.gouv.fr)

## ENERGY PERFORMANCE DIAGNOSTIC

Diagnostic de performance énergétique (DPE) : D 234kWh/m<sup>2</sup>.year

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

Estimated amount of annual energy expenditure for standard use:  
entre \$1,910.00 et \$2,630.00

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